



DIRECTIONS

From the office of JH Homes, proceed up Market Street, turn Left onto Queen Street and at the traffic lights continue straight across onto Princess Street passing the entrance to the Station as the road becomes Springfield Road. Pass St Marys primary school and turn immediately right before the Lodge onto the lane, follow the lane into the courtyard and the property can be found on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/frail.delight.flies>

GENERAL INFORMATION

TENURE: Leasehold - 999 years from 28th February 1985.
Management Fees are £100.00 per month with no Ground Rent Payable.

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.



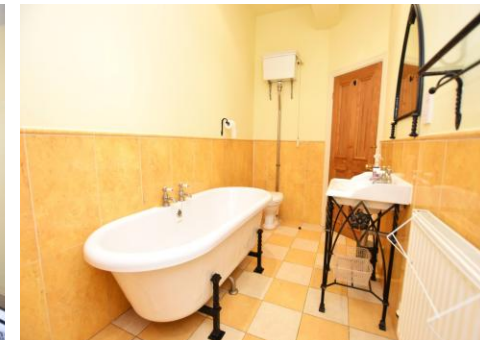
Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£125,000



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PARKING

9 Springfield Mansions, Springfield Road,
Ulverston, Cumbria, LA12 0EE

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Grade II listed ground floor apartment forming part of the Coach House to the former Springfield Hotel. For sale with vacant possession having no upper chain and offering comfortable accommodation suited to a range of buyers including the first-time purchaser, investor or those looking for an ideal lock up and leave property. Comprising of entrance hall, lounge/dining room open to fitted kitchen, double bedroom and four piece bathroom. Complete with gas central heating system, majority double glazing and designated parking space. The location offers convenient access to the town centre and amenities including the Railway Station a short walk away. A comfortable apartment perfect for a number of buyers with early viewing invited.



Accessed through a wooden door with glazed panels into:

ENTRANCE HALL

Part of the feature stone archway forming part of the original stable, radiator and access to lounge bedroom and bathroom,

LOUNGE/DINER

13' 0" x 13' 10" (3.98m x 4.24m)

Double glazed window formed to the stone arch of the former coach house, two radiators, electric light and power. Recessed wall cupboards with glazed doors and access point to kitchen.

KITCHEN

6' 6" x 13' 9" (2.00m x 4.20m)

Fitted with a range of base, wall and drawer units with green patent work surfacing incorporating one and a half bowl sink and drainer and tiled splash backs. Space and point for electric cooker, fridge and wall mounted boiler for the central heating and hot water systems. Double doors to a wall cupboard, single glazed window to the side, wood grain effect laminate flooring, radiator and inset lights to ceiling.



BEDROOM

12' 2" x 14' 0" (3.71m x 4.27m) widest points

Double room with double glazed arched window to front formed within the arch of the original coach house, electric light, power and radiator.

BATHROOM

10' 11" x 5' 9" (3.34m x 1.76m)

Fitted with a traditional style, four piece suite comprising of high flush WC, wash hand basin set to washstand, roll top bath and separate shower cubical. Tiled floor, half tiled walls, radiator and extractor.

EXTERIOR

Shared front courtyard area with designated parking space.

