



**14 MILLERS FORD, LOW BENTHAM**  
**£320,000**





## 14 MILLERS FORD, LOW BENTHAM, LANCASTER, LA2 7BF

Outstanding and very spacious 2/3 bed roomed 3<sup>rd</sup> and 4<sup>th</sup> floor deluxe apartment, located within this popular development on the edge of Low Bentham Village. The property was constructed in approximately 2006 by reputable builders Russell Armer of Kendal.

This apartment was purchased from new by the current owner and has only been used as their private second home on an infrequent basis, as such, the property is in immaculate condition throughout.

Accessed off a shared entrance hall/staircase, with well-planned accommodation laid over two floors.

Large windows with pleasant aspects over the river, decorated and presented to a high standard with upvc double glazed windows and gas fired central heating installed.

The property is ready for immediate occupation, with no onward chain.

Outside the property has access to managed garden areas, private parking space, visitor spaces and private garage.

Ideal property for second home, investment property or families' permanent home. Well worthy of internal inspection to fully appreciate the size, layout, quality, and condition, and not to forget the stunning views over the river.

Low Bentham is a popular village with some local amenities such as two public houses, church, and village hall. A wider range is available in High Bentham approximately 1½ miles away. The village is well located with the Yorkshire Dales, Lake District and The Forest of Bowland Area of Outstanding Natural Beauty, all within striking distance.

High Bentham is serviced by a railway station with connections to Lancaster 12 miles, Skipton 20 miles and Leeds 50 miles.

### ACCOMMODATION COMPRISES:

Communal Entrance with automatic entry system, Staircase up to third floor.

### THIRD FLOOR:

Entrance Hall, Lounge, Kitchen, Bedroom 2, Shower Room.

### FOURTH FLOOR:

Landing, 2<sup>nd</sup> Entrance, Master Bedroom, Ensuite Bathroom, Gallery/3<sup>rd</sup> Bedroom.

### OUTSIDE:

Balcony, Parking Space, Garage, Communal Gardens.

### ACCOMMODATION:

#### Entrance Hall:

10'2" x 13'6" (3.10 x 4.11)

Spacious L shaped entrance hall, solid entrance door, staircase to the 4<sup>th</sup> floor, understairs store cupboard, coved ceiling, store cupboard, recess spotlights, upvc double glazed window, radiator.





### Lounge:

24'0" x 14'5" (7.31 x 4.39)

Very large room, two upvc double glazed windows, upvc double glazed patio door with access to superb balcony, 2 radiators, feature spiral staircase to the 4<sup>th</sup> floor, internal balcony area, recess spotlights.



### Kitchen:

10'0" x 11'0" (3.05 x 3.35)

Extensive range of modern kitchen base units with complementary worksurfaces, wall units, built in appliances, new NEFF built in electric oven and microwave, extraction hood, 1½ bowl sink with mixer taps, new dishwasher, washer/dryer, radiator, recessed spotlights, upvc double glazed window, Karndean flooring.



### Bedroom 2:

10'0" x 17'6" (3.05 x 5.33)

Large double bedroom, 2 upvc double glazed windows, radiator, coved ceiling and built in wardrobe.



### Shower Room:

5'10" x 10'0" (1.78 x 3.05)

plus recess 4'10" x 2'10" (1.47 x 0.86)

Large shower enclosure with shower over off the system, low flush WC with hidden cistern, wall mounted wash hand basin, radiator, upvc double glazed screen window, recessed spotlights, tiled walls to dado, Karndean flooring.





## 4<sup>th</sup> FLOOR:

### Landing:

6'4" x 11'0" (1.93 x 3.35)

Access to master bedroom and gallery area, radiator, coved ceiling.

### 2<sup>nd</sup> Entrance:

8'7" x 3'5" (2.61 x 1.04)

Off bedroom, cupboard housing gas fired central heating boiler, upvc double glazed window, radiator, access to central landing, coved ceiling.

### Master Bedroom:

24'0" x 15'1" (7.31 x 4.59)

Very large bedroom, upvc double glazed arched window, 2 radiators, Velux rooflight, range of built in wardrobes, access to balcony area, access to the ensuite.



### Ensuite Bathroom:

11'0" x 7'6" (3.35 x 2.29)

plus shower recess 2'10" x 4'6" (0.86 x 1.37)

Very well-appointed bathroom with 4-piece bathroom suite, comprising bath, shower enclosure with shower over off the system, WC with hidden cistern, wash hand basin, Karndean flooring, recessed spotlights, built in wardrobe/storage, tiled to dado, Velux rooflight.



### Gallery/ 3<sup>rd</sup> Bedroom:

14'5" x 24'0" (4.39 x 7.31)

Superb flexible area, access via master bedroom and spiral staircase from the 3<sup>rd</sup> floor, round upvc double glazed window, open ceiling, recess spotlights.





## **OUTSIDE:**

### **Garage:**

9'4" x 24'0" (2.84 x 7.31)

With up and over door, high ceiling 10'5".

Balcony access off the lounge, views over the river, East facing.

Allocated parking space, visitor parking space and communal garden areas.



### **Directions:**

Leave the Bentham office down the Main Street to Low Bentham, go through Low Bentham over the river bridge, next left onto Mill Lane, Millers Ford is located on the left-hand side.

### **Tenure:**

Leasehold: 999 years from 2006.

### **Management Company:**

Royle Estates Lancaster

### **Service Charges:**

£653.40 x 2 paid in January and July.

This covers buildings insurance, internal communal area cleaning, garden/ground maintenance, window cleaning, external works.

### **Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

### **Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### **Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.



**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**  
 Craven District Council  
 1 Belle Vue Square  
 Broughton Road  
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 BD23 1FJ

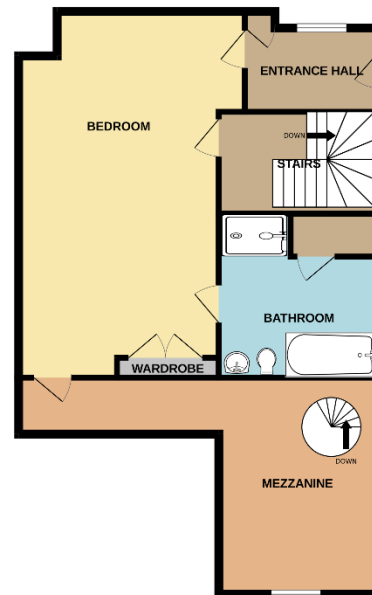
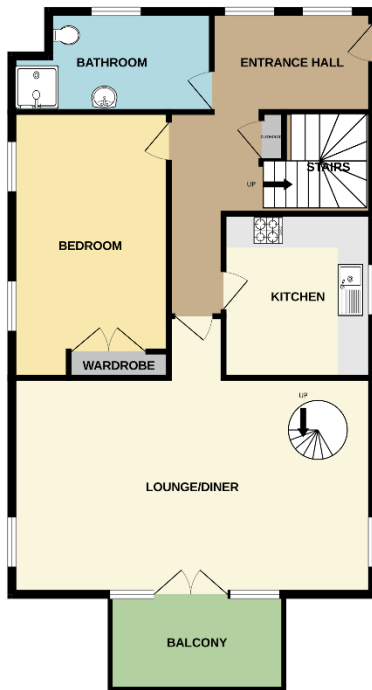
14 Millers Ford Lower Bentham LANCASTER LA2 7BF		Energy rating <b>C</b>
Valid until 28 April 2034	Certificate number 2772-3037-8204-3184-4204	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band 'D'

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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