



Total area: approx. 47.8 sq. metres (514.9 sq. feet)

**DIRECTIONS**

As you drive over Michaelson Road Bridge towards Barrow Island, continue until you reach the roundabout. Turn left here onto Island Road and then drive past the Co-Op where you will then shortly see St John's Apartments on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/mason.chef.create>

**GENERAL INFORMATION**

**TENURE:** Leasehold - 999 year lease from 1st June 2011. We are advised that the Service Charge is £50.00 per calendar month and paid on a monthly basis and that there is no Ground Rent.

**COUNCIL TAX:** A

**LOCAL AUTHORITY:** Westmorland & Furness District Council

**SERVICES:** Mains drainage, water and electricity are 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.



**£85,000**



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PARKING

**3 St Johns Apartments, Island Road,  
Barrow-in-Furness, LA14 2SR**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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Well presented one bedroom, ground floor apartment located on Island Road close to BAE Systems making this an ideal property for a range of buyers. This small development is nicely situated in the area for access to bus services, local primary school, Co-Op, newsagent, takeaway outlets, pharmacy and post office etc. Conveniently situated for the town's largest employer, BAE Systems meaning this is a perfect property for an employee of BAE or an investment to rent.



Entered through a door into the communal hallway with door to the apartment.

#### **ENTRANCE HALL**

Doors to all room, ceiling light point and airing cupboard housing hot water tank.

#### **'L' SHAPED LOUNGE/KITCHEN/DINER**

18' 8" x 18' 0" (5.70m x 5.50m)

Double glazed window to side, wall heater and wooden flooring.

#### **Kitchen Area**

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink. Integrated electric oven and hob with cooker hood over.



#### **BEDROOM**

11' 2" x 9' 10" (3.41m x 3.0m)

Double room with double glazed window to side, wall heater and walk in wardrobe.

#### **BATHROOM**

Modern three piece suite comprising of bath with shower over and screen and vanity unit with cupboard housing sink with mixer tap and low level, dual flush, hidden cistern WC. Splashback tiling and ceiling light point.

#### **EXTERIOR**

Allocated parking.

