



## Green Park Court Whiteacre Lane, Barrow

£129,950 Leasehold

This attractively presented two bedroom first floor apartment is positioned in the Green Park Court complex, an over 55's development in Barrow, set in an ideal tranquil location within beautiful well tended mature communal grounds. Situated in a lovely position this fantastic two bedroom apartment enjoys wonderful views and is being offered to market with no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Internally there are excellent communal areas including a generous lounge, a guest suite, laundry room, a lift to all floors and there is ample resident and visitor parking. This spacious apartment boasts a lovely light and airy interior and provides a generous lounge with feature fireplace and admirable views visible from the large window, which spans the full length of the room. The kitchen features base and eye level units with space for appliances. There are two ample sized bedrooms both with fitted wardrobes, providing ample storage. Completing this apartment is a good sized, three piece shower room in white.

This most attractive of developments lies in extensive communal grounds, beautifully landscaped with large lawns, mature trees and borders which surround the complex with ample resident and visitor parking. Electric charging points are available for residents. An internal viewing is highly recommended to fully appreciate this individual apartment and complex.

- Attractively Presented First Floor Apartment
- Two Ample Sized Bedrooms With Wardrobes
- Generous Lounge With Admirable Views
- Beautiful Communal Gardens & Outlooks
- Excellent Complex & Facilities
- No Chain Delay
- Ample Residents & Visitors Parking
- Leasehold; Council Tax Band B



**Flat First Floor Entrance Hallway**

Carpet flooring, intercom, ceiling coving, wooden hand rail.

**Lounge**

14' 3" x 13' 2" (4.34m x 4.01m)

Carpet flooring, electric fire with marble hearth and wood surround, uPVC double glazed window, wall mounted electric heater, TV point, phone point.

**Kitchen**

7' 3" x 6' 10" (2.21m x 2.08m)

Range of fitted wall and base wood units in cream with laminate work surfaces, vinyl flooring, integral oven, induction hob, extractor fan and hood, space for microwave, tiled splashback, sink and drainer, space for under counter fridge, uPVC double glazed window.

**Bedroom One**

10' 9" x 10' 7" (3.28m x 3.23m)

Double bedroom with carpet flooring, wall mounted electric heater, fitted wardrobes, built in storage, cupboard housing boiler, uPVC double glazed window.

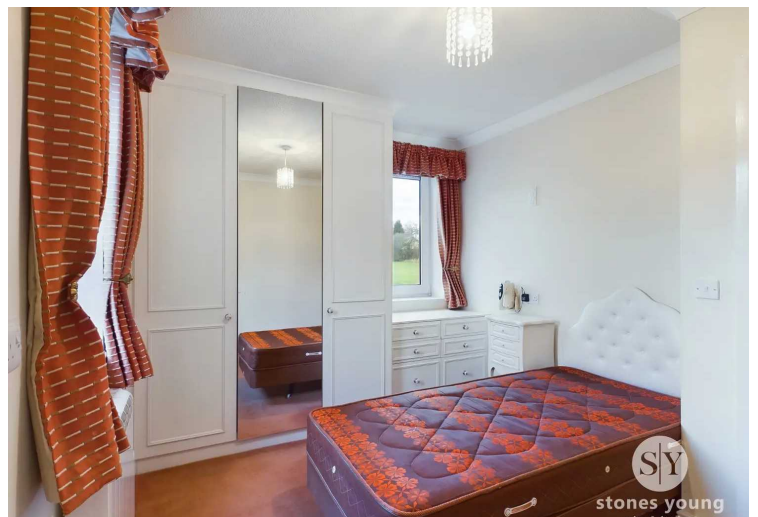
**Bedroom Two**

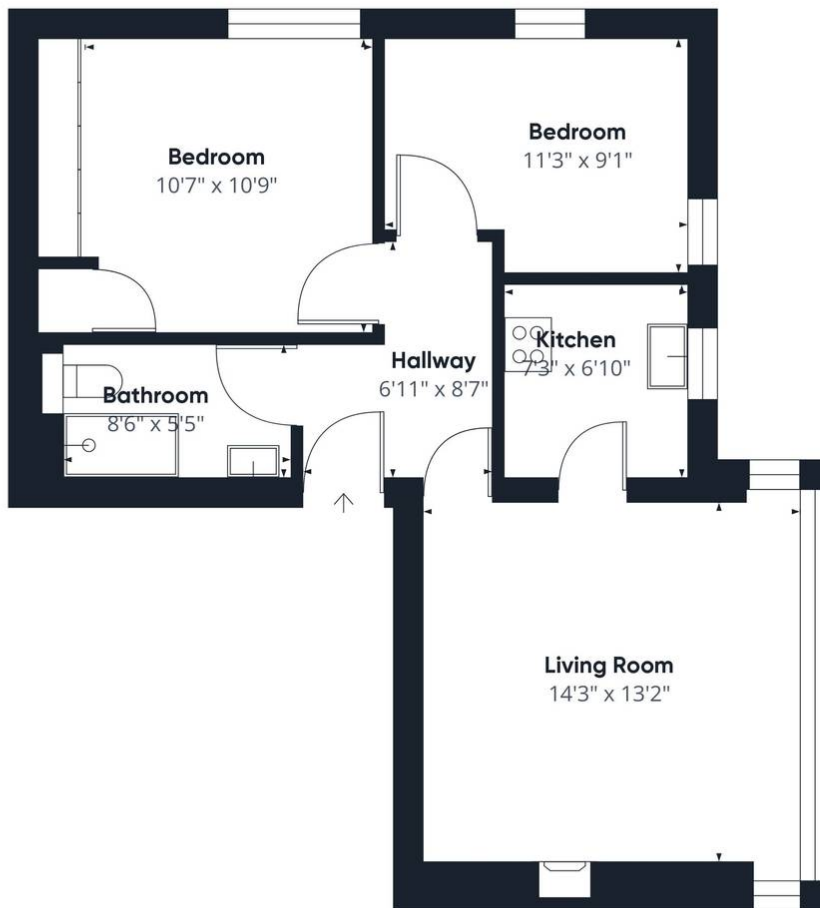
11' 3" x 9' 1" (3.43m x 2.77m)

Ample sized bedroom with carpet flooring, fitted wardrobes, wall mounted electric heater, uPVC double glazed window x 2.

**Shower Room**

Three piece in white with shower enclosure, vanity unit housing sink. tiled splashback, 1/2 tiled, extractor fan.





Approximate total area<sup>(1)</sup>  
591.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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