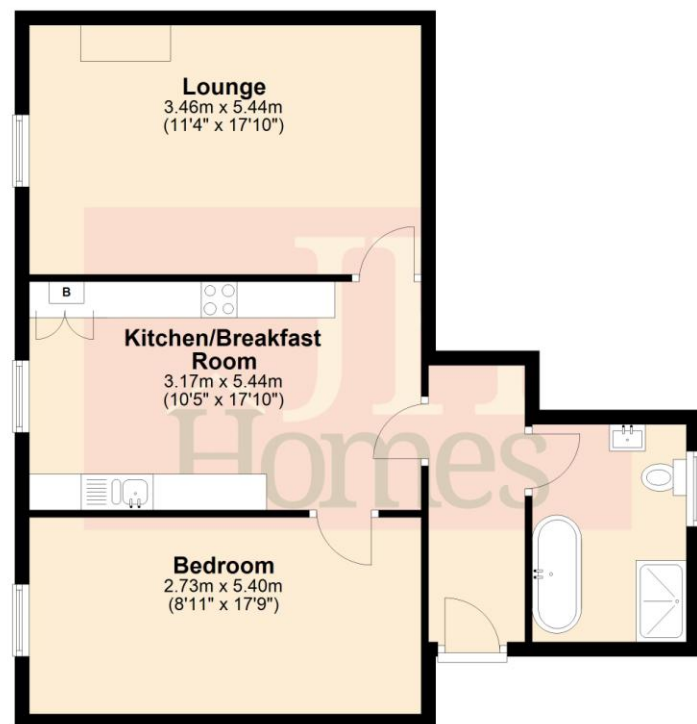


Floor Plan

Approx. 65.5 sq. metres (705.4 sq. feet)



Total area: approx. 65.5 sq. metres (705.4 sq. feet)

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 after the Lodge onto the lane, follow the lane into the courtyard and the property can be found on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/records.spilled.acoustics>

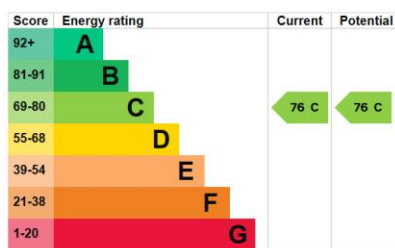
GENERAL INFORMATION

TENURE: Leasehold - 999 years from 9th January 1984.
Management Fees to be advised upon.

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.



£170,000



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PARKING

**4 Springfield Mansions, Springfield Road,
Ulverston, LA12 0EE**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent apartment within a stunning former mansion building, complete with period winding staircase and with lovely high ceilings. This stunning one bedroom apartment is a perfect starter home for a first-time buyer or ideal investment as a buy to let. Situated close to Ulverston train station and walking distance into Ulverston town centre and its many amenities. Comprising of communal entrance hallway, inner hall, lounge, kitchen, double bedroom and luxury bathroom with underfloor heating. Benefitting this super property is a gas fired central heating system, double glazing and allocated car parking space. Early internal inspection strongly advised.



Accessed through a communal door into the communal entrance with access through a wooden door into:

ENTRANCE HALL

Door to kitchen and door to bathroom.

LOUNGE

17' 10" x 11' 4" (5.44m x 3.46m)

Double glazed sash windows to side, central coal effect living flame gas fire set on tiled plinth with wooden Adams style surround, coving to ceiling and radiator. Door to:

KITCHEN

17' 10" x 10' 4" (5.44m x 3.17m)

Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating sink and drainer with mixer tap and matching handles. Recess tiling, integrated electric oven and gas hob with cooker hood over, space and plumbing for dishwasher, space and plumbing for washing machine and space for dryer. Cupboard housing combination boiler for the hot water and heating system, radiator and door to:



BEDROOM

17' 8" x 8' 11" (5.40m x 2.73m)

Double glazed sash windows to side and radiator.

BATHROOM

9' 10" x 7' 0" (3.02m x 2.14m)

Luxury four piece suite comprising of free standing bath, walk in shower cubicle, WC and wash hand basin. Heated towel rail, underfloor heating, splashback tiling and double glazed sash windows to side.

EXTERIOR

Allocated parking space.

