



LEASEHOLD

# FLAT 3 VICTORIA COURT, FORD PARK CRESCENT, ULVERSTON, LA12 7TS

# £165,000

## FEATURES

Well-Presented Ground  
Floor Apartment

Constructed By Persimmon  
Homes Approx 2006

Easy Level Access To Town  
Centre

Highly Popular Location

Double Glazing

A rare opportunity to acquire an excellent purpose-built ground-floor apartment, ideally positioned within this sought-after development. The well-maintained block, constructed by Persimmon Homes, benefits from attractive communal gardens, designated parking and additional visitor spaces. The accommodation is both practical and well-proportioned, comprising of an inviting entrance hall, bright lounge/dining room, fitted kitchen complete with appliances, two generous bedrooms and a modern shower room. Further features include double glazing and electric heating throughout. While well cared for, the property offers superb scope for personalisation and modernisation to suit the tastes of the potential buyer. Overall, this is a highly appealing home, conveniently located with level access to the town centre and a wide range of local amenities. Offered with early vacant possession and no onward chain, viewing is both strongly encouraged and highly recommended.



Accessed through communal entrance into:

### ENTRANCE HALL

Entrance door, storage cupboard housing hot water tank and internal doors to lounge, two bedrooms and shower room.

### LOUNGE/DINING ROOM

Double glazed window to front, modern contemporary décor and electric heater. Open doorway to:

### KITCHEN

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric oven and hob, extractor hood and double glazed window to side.

### BEDROOM

Double glazed window to front and electric heater.

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Electric heater and double glazed window to front.

### SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle.

### EXTERIOR

Car park to side of property providing designated resident parking together with additional visitor spaces. To the front and side are well-maintained communal gardens, attractively laid mainly to lawn and enhanced by an established variety of mature trees, shrubs and boundary planting, creating a pleasant and well-screened setting.



Call us on

**01229 445004**

[contact@jhomes.net](mailto:contact@jhomes.net)

[www.jhomes.net/properties](http://www.jhomes.net/properties)

### **GENERAL INFORMATION**

TENURE: Leasehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, water are all connected

### **DIRECTIONS:**

Leaving the office turn onto Market Street and at the top turn left onto Queen Street. At the traffic lights turn left again onto the A590, pass through the next set of lights and then continue straight on at the roundabout. After the next set of lights turn left onto Hart Street, proceed along the street before turning right towards Ford Park Crescent; the entrance to Victoria Court is immediately on the left-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/contracts.trainers.mason>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.