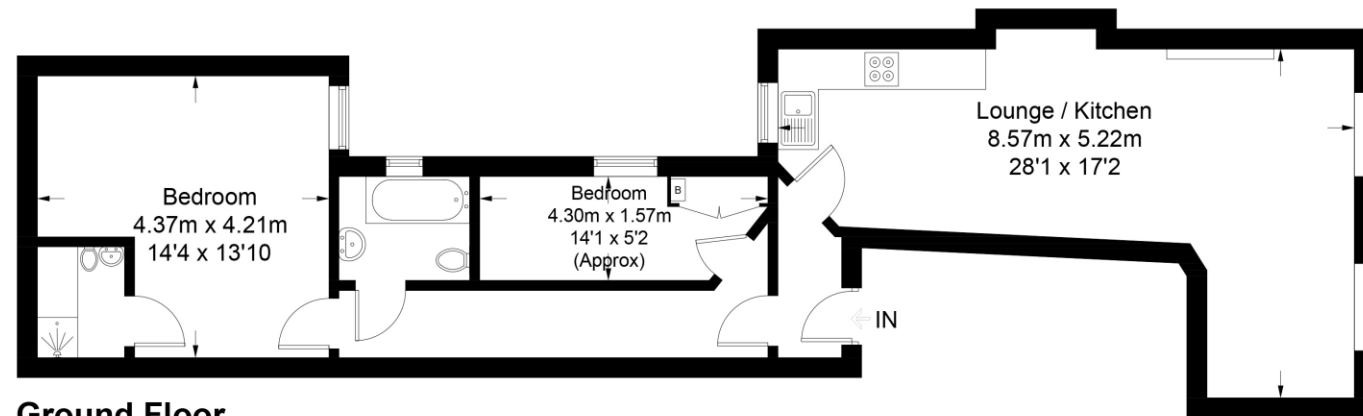


52 The Gill, LA12 7BL

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2018 (ID431296)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Tenure
Freehold

Contact Details
25 King Street
Ulverston
Cumbria
LA12 7DZ

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sales@rossestateagencies.co.uk
01229 582889



#ROSS Estate Agencies



Flat 52 | The Gill | Ulverston | LA12 7BL

Asking Price £115,000

- Desirable First Floor Flat
- Highly Sought After Location
- Immediate Access To Town Centre
- Intercom Access From Ground Floor
- Hall, Spacious Lounge/Dining/Kitchen
- 2 Bedrooms, Ensuite, Family Bathroom
- Vacant Possession, No Chain
- Good Investment Opportunity
- Freehold Lease Held By 3 Flats
- Sold As Seen- Furniture Included



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Dalton Branch Office
70 Market Street
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Cumbria LA15 8AA
Tel (01229) 469911

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Saturday 9am – 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Situated in a highly sought after area with immediate access to the town centre, this is a rare opportunity to purchase a desirable first floor flat. The property is well maintained throughout and comprises: intercom access, entrance hall, lounge/dining/kitchen, 2 bedrooms, ensuite and family bathroom. Offered for sale with vacant possession and no chain, early viewing is well recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage

ACCESS

Having shared entrance hall with intercom access leading to the first floor landing giving access to the flat.

ENTRANCE HALL

Having 2 power points, 1 radiator and access to all rooms.

LOUNGE/DINING/KITCHEN

28' 1" x 9' 6" (8.56m x 2.9m) (Plus 7" x 7")

Having cream fronted wall and base storage cupboards, black marble effect working surfaces, white tiled surrounds, 4 ring gas hob, electric oven, filter hood, rebated stainless steel sink unit, plumbed for a washing machine, 12 power points, 1 radiator, 1 TV point, 2 sealed unit double glazed windows to the front elevation and uPVC double glazed window to the rear.

BEDROOM 1

14' 1" x 13' 9" (4.29m x 4.19m)

Having 8 power points, 1 radiator, 1 telephone point, built in storage cupboard and uPVC double glazed window. Bedroom 1 has access to an ensuite shower room.

ENSUITE SHOWER ROOM

**5' x 6' 6" (Into the shower recess)
(1.52m x 1.98m)**

Having shower cubicle, WC, wash basin, 1 radiator, xpelair and downlights.

BEDROOM 2

12' 9" x 5' 1" (3.89m x 1.55m)

Having 4 power points, 1 radiator, 1 telephone point, built in cupboard with gas central heating combi boiler and uPVC double glazed window.

BATHROOM

6' 4" x 4' 8" (1.93m x 1.42m)

Having white suite with bath, WC, wash basin, 1 radiator, tiled surrounds and uPVC double glazed window.

VIEWING

Key accompanied

MORTGAGE SERVICES

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an independent Mortgage Broker we are not tied to a limited range of mortgage products but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and financial circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. For further information call our offices ask our accompanied viewer and they will be more than happy to make your appointment to suit you.

GENERAL

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

