

22 VICTORIA COURT, ULVERSTON, CUMBRIA, LA12 7TS

**PARKING**

Each of the Apartment benefit from an allocated parking bay with the additional use of visitors spaces throughout the car park.

**ADDITIONAL INFORMATION**

**MANAGEMENT FEES**

Council tax was £1,140 per year.  
Approx £1,400 to the management company this includes building insurance, communal area, cleaning and lighting. There is an annual ground rent of £200.

**DIRECTIONS** Leaving our office onto Queen Street, at the traffic lights turn left onto the A590 continue on here as though you are leaving Ulverston at the roundabout continue along the carriageway before turning left after the traffic lights into Hart Street. Proceed up the short hill before taking the second turning on the right hand side into Ford Park Crescent. You will see the entrance to Victoria Court immediately on the left hand.

**TENURE: Leasehold**

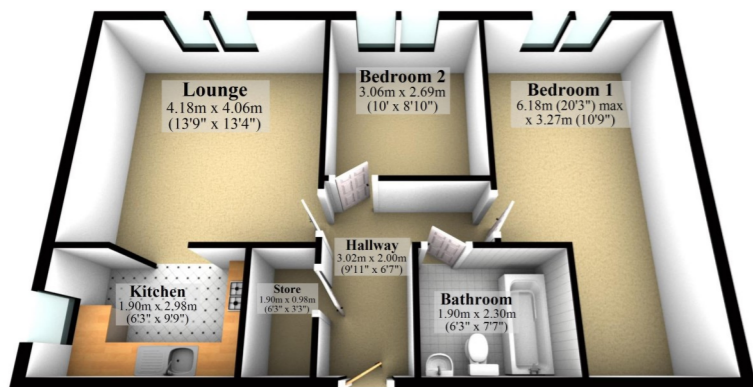
**COUNCIL TAX: Band B**

**LOCAL AUTHORITY: South Lakeland district Council**

**SERVICES:**

Mains drainage, gas and electricity are all connected.

**Viewing strictly through J H Homes.**



**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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69   c  | 79   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Two Bedroom Second Floor Apartment**  
**Popular Town Location**  
**FOR SALE £149,950**



**22 VICTORIA COURT, ULVERSTON, CUMBRIA, LA12 7TS**

This modern two bed roomed second floor Leasehold apartment is located in a popular location on the former school site. The accommodation is accessed from the central hallway which leads into the open plan living space which provides a lounge with open access to the fitted kitchen. There are two double bedrooms and a generous proportioned three piece bathroom with shower. Externally there is allocated parking spaces for each of the apartments and visitors parking whilst being situated within communal grounds.

**For more information call 01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

**EPC Rating: C**

### COMMUNAL ENTRANCE

Each of the apartments have the benefit of a telecom entry system which is controlled from within the apartment. The communal stairway and landing are heated and have automated lighting throughout.



### PRIVATE ENTRANCE HALL

**9' 10" x 6' 6" (3.02m x 2.00m)**

The door leading into the apartment opens into a central hallway, electric heater and also a built-in cupboard which provides storage for coats and boots and also houses the hot water cylinder.

### LIVING ROOM

**13' 8" x 13' 3" (4.18m x 4.06m)**

A pleasantly proportioned room which enjoys a pleasant outlook towards the communal grounds. This naturally light dual purpose room has wall mounted electric heaters, power points and TV aerial connection while the décor is in neutral tones. Open access into the kitchen.



### KITCHEN

**6' 2" x 9' 9" (1.90m x 2.98m)**

Having a light wood effect finish to the wall and base units with a work surface over incorporating a circular sink bowl and drainer with mixer tap over. Within the kitchen is the integrated electric oven and hob with wall mounted cooker hood over, Recess space for a fridge freezer (included in the sale) also the integrated Indesit washing machine. Finished with splash back wall tiling in neutral tones, with a painted finish above, there are numerous power points for worktop appliances and there is also a window to the side elevation.



### BEDROOM ONE

**20' 3" x 10' 8" (6.18m x 3.27m)**

A superbly proportioned double bedroom which also has a large recess area which would be ideal as a dressing space. The room is decorated in neutral tones to the walls, there is a wall mounted electric heater, power points, TV aerial point, telephone point and dual windows with fitted roman blind.



### BEDROOM TWO

**10' 0" x 8' 9" (3.06m x 2.69m)**

A further nicely proportioned room with fitted wardrobes and over the bed storage. The room has an electric heater, neutral carpet, dual windows and roman blind, overhead light and power points.



### BATHROOM

**6' 2" x 7' 6" (1.90m x 2.30m)**

The bathroom provides a white suite to include a pedestal wash hand basin, WC and panelled bath which has a fixed shower over. The room is tiled in neutral tones around the suite with a painted finish elsewhere. There is a wall mounted light with shaver point, fixed mirror, extractor fan to the ceiling and also a wall mounted electric towel rail.

