

25 VICTORIA COURT, ULVERSTON, CUMBRIA, LA12 7TS

EXTERIOR

Gardens, each property has use of the communal gardens and maintenance of these are covered in the service charge. Each property has the benefit of an allocated parking space with the additional use of visitors spaces on the car park.

TENURE: Leasehold for the remainder of a 125 year lease. All figures are awaiting confirmation for management services.

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

COUNCIL TAX: Band B

LOCAL AUTHORITY: South Lakeland district Council

SERVICES:

Mains drainage, water meter and electricity are all connected.

Viewing strictly through J H Homes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



**Modern Two Bedroom Apartment
Popular Town Location
FOR SALE £142,950**



25 VICTORIA COURT, ULVERSTON, CUMBRIA, LA12 7TS

This is a most impressive purpose built 2-bedroom apartment situated in the top floor of this excellent development on the site of the former Ulverston Lower School. Presented to an excellent standard throughout by the current owner and offering comfortable accommodation suited to arrange of buyers including the first-time purchaser, professional couple, investor, or an ideal downsizing opportunity. With double glazing, electric heating, fitted kitchen and a good standard of decoration and presentation. The property is recommended for early internal inspection and being to the second floor there is a pleasant aspect to the communal gardens to which the property has the use of. There is designated parking space and visitors spaces on the site. The accommodation comprises hall, living room, kitchen, two bedrooms and bathroom. The town location offers easy access to the centre and amenities as well as Ford Park and walks to Hoad Hill and Monument. In all an excellent opportunity with early internal viewing invited.

For more information call 01229 314049 or 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: C

ENTRANCE HALL

The entrance hall is an attractive entry point to the property with classic décor, light wood grain finish to the internal doors which offer access to the bedrooms bathroom and living room and a further door to a useful storage cupboard. There is an electric panel heater power sockets and ceiling light point as well as smoke detector and access to loft.



LIVING/DINING ROOM 12ft 4' (3.76) x 12ft 9' (3.90) with modern double glazed sliding sash windows to the front elevation offering a most pleasant aspect over the communal gardens below and rooftops of Ulverston beyond. The room has a continuation of the classic decor with a stylish presentation which continues through the rest of the property. With two electric panel heater, telephone point and power sockets and security phone for the remote visitor entry access. Open access to the side of the room is to the adjacent kitchen.

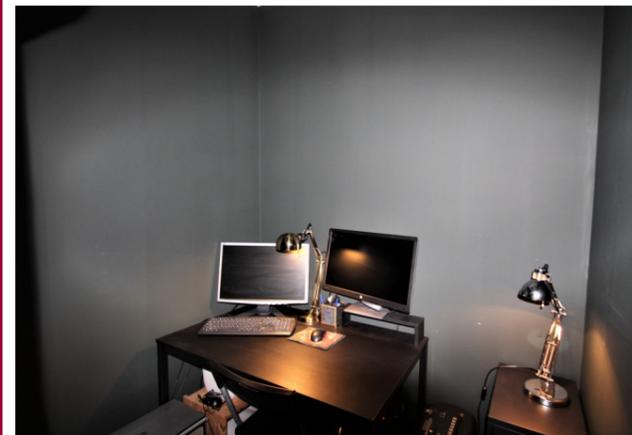


KITCHEN 6ft 1' (1.86) x 9ft (2.79)

Attractively presented and fitted with a range of light wood grain shaded decor panels with metallic bar handles with a complementary darker wood block effect work servicing. There is a neutral shaded tiling to the splashbacks and a inset circular sink unit with mixer tap and matching circular drainer. Fitted appliances include an electric hob with stainless steel cooker hood above with fan and light and a low level electric fan assisted oven and grill. There is a built-in washing machine, recess for a fridge freezer.



BEDROOM ONE 12 ft 7' (3.84) / 19 2' (5.84) x 10ft (3.06) an approximately L-shaped room with double glazed sash windows to the front elevation. The room is currently subdivided to create a study area as well as generous double bedroom. with a dark classic decor finish to the walls. Two ceiling light points and electric panel heater and power sockets. An excellent double bedroom.



BEDROOM TWO 9 ft (2.75) x 8ft 4' (2.65)

Double glazed modern sash windows to the front elevation offering an aspect to communal gardens and neighbouring properties beyond. A good sized bedroom that is currently utilised as an additional sitting room, well presented and decorated with power sockets electric panel heater and ceiling light point.



BATHROOM 7ft 7' (2.31) x 6ft 3' (1.91) and is fitted with a modern three-piece suite which comprises a panelled bath with mixer tap and shower attachment, a low flush WC and a pedestal wash hand basin with mixer tap. There is neutral shaded tiling to the splashbacks around the bath sink and WC with the remaining walls in a painted finish. There is a light vinyl style flooring fitted mirror above the sink and combination light and shaver point. Mounted to the wall is an electrically operated ladder style towel radiator.

