



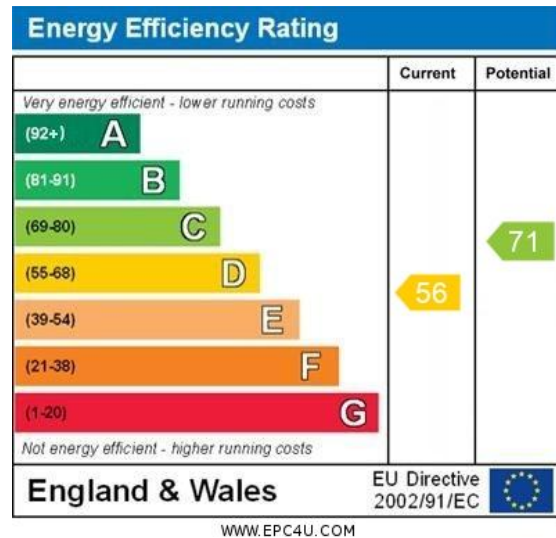
**Lucy Boardman** (Formerly Lloyds Bank) -

**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. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. 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.



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

Leasehold

#### Council Tax Band

A

#### Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



## Rustlings Court | Barrow-in-Furness | LA14 2JB

Asking Price £74,950

- Ground Floor Apartment
- Close To Local Amenities/BAE
- Open Plan Living
- Bay Window Lounge
- Modern Fitted Kitchen
- 2 Bedrooms, Shower Room
- Electric Central Heating, Double Glazing
- Rear Gated Parking Spaces
- Vacant Possession
- Council Tax Band A





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated ground floor leasehold apartment, close to local amenities, transport links, schools and BAE. The property has a communal entrance hallway leading to bay window lounge, open plan living with fitted kitchen with breakfast bar, 2 bedrooms and a shower room. The property benefits from electric central heating and double glazing. To the rear there is a gated private parking area for 2 vehicles. The property is being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/baking.acting.runs>

### FRONTAGE

Fore-courted area, communal entrance hallway and a door to

### ENTRANCE HALL

Double glazed window, electric radiator and doors to

### LOUNGE

**16' 2" x 20' 0" (4.93m x 6.10m)**

Double glazed window, open to kitchenette, laminate flooring and 2 radiators

### KITCHEN

Double glazed windows, fitted high shine wall and base drawer units with black worktops to compliment, inset black one and a half sink with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, plumb for washer, breakfast bar, tiled flooring and a spotlight ceiling

### BEDROOM 1

**9' 6" x 10' 9" (2.92m x 3.30m)**

Double glazed window, built in storage cupboard and a radiator

### BEDROOM 2

**9' 8" x 6' 5" (2.95m x 1.97m)**

Double glazed window and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, floating hand wash basin with mixer taps/vanity units, corner shower cubicle with shower, paneled walls and a radiator

### VIEWING

Key accompanied

Draft particular subject to client approval

## AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT \*\*

This is non refundable once the AML check has been carried out \*\*

