



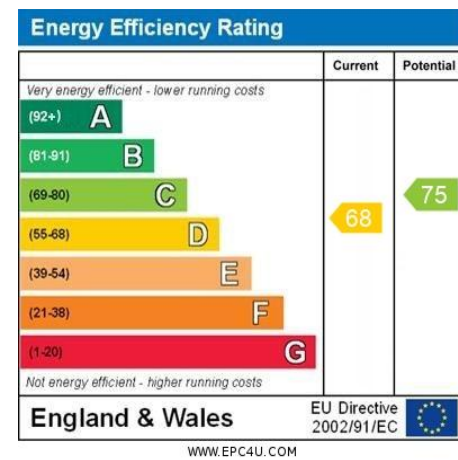
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



#### Tenure

Leasehold

#### Council Tax Band

A

#### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
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Tel (01229) 825636

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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.



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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

**Redshaw Avenue | Barrow-in-Furness | LA13 0SU**

**Asking Price £89,999**

- Ground Floor Flat/Apartment
- Popular Residential Area
- Rare Purchase Opportunity
- Suit A Variety Of Buyers
- Lounge, Kitchen
- 1 Bedroom, Bathroom
- Double Glazing, Electric Heating
- Front Garden, Off Road Parking
- Lease Hold Apartment, Lease 982 Years
- Council Tax Band A, Leasehold







## Property Description

Ross Estate Agencies are pleased to market this rare purchase opportunity of a leasehold ground floor apartment in a popular residential location with only 3 other apartments in this area!!!. The property would suit a variety of buyers, has had one other previous owner from new and it is ready to move into. The property comprises of entrance hall area giving access to lounge, kitchen, 1 double bedroom and bathroom. The property benefits from double glazing and electric heating. The property offers off road parking and has a front garden with lawned area with plants and shrubs. Viewing is recommended and it's also being sold with vacant possession.

### SERVICES

Electric heating, water, telephone and drainage.

### FRONTAGE

Front garden area with lawned area, plants and shrubs and off road parking

### VESTIBULE

Double glazed door

### ENTRANCE HALL

Laminate flooring, double door storage cupboard (boiler) and doors to –

### LOUNGE

**11' 5" x 11' 5" (3.50m x 3.48m)**

Double glazed windows, electric wall heater, coved ceiling, radiator and door to –

### KITCHEN

Fitted wall and base storage units with worktops to compliment, inset oven, 4 ring hob with extractor over, inset stainless steel 1 and a half bowl sink unit with mixer taps, plumbing for washer and tiled splash.

### BEDROOM 1

**11' 1" x 10' 0" (3.40m x 3.06m)**

Double glazed window, wall mounted electric heater and door to –

### BATHROOM

3 piece suite with low level WC, pedestal hand wash basin with taps, paneled enclosed bath with telephone style mixer taps/ shower head, tiled splash.

### VIEWINGS

Key accompanied

### 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.

