



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)	85	85
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

Council Tax Band
A

Contact Details
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636




The Ellers | Ulverston | LA12 0AQ

Asking Price £179,950

- Desirable First Floor Flat In Ulverston
- Open Plan Lounge/Kitchen Diner
- Utility Room
- 2 Double Bedrooms
- Bathroom
- Off Road Parking
- Balcony With Views Of Hoad Monument
- Ready To Move Into Condition
- Early Viewing Highly Recommended
- Council Tax Band A, Leasehold



ROSS Estate Agencies

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Situated within a 5 minute walk of the town centre this is a rare opportunity to purchase a highly desirable first floor flat with balcony and off road parking. The flat benefits from electric central heating, full double glazing, excellent decoration and accommodation comprising of private off road parking, ground floor entrance hall to first floor landing, open plan lounge/kitchen diner, utility room, 2 double bedrooms, bathroom and a splendid balcony with views to the Hoad Monument. The flat is in a ready to move into condition and should prove of interest to a couple or single person. Over the last 12 months the flat has been utilised as a very successful Air B and B. It is therefore also an excellent investment opportunity and all quality furnishings can be offered as an optional extra. The monthly fee covering building insurance and general building maintenance is £67.50.

TENURE

999 year leasehold (details on request)

SERVICES

Electric, Water, Telephone and Mains Drainage

FRONTAGE

Private off road parking place

ENTRANCE HALL

Private ground floor entrance hall leading to first floor landing, under stairs cupboard, uPVC double glazed front door and radiator

FIRST FLOOR LANDING

2 uPVC double glazed windows, access to utility room and kitchen, 2 power points and view from landing to Hoad Monument

LOUNGE/KITCHEN

27' 2" x 15' 2" (8.28m x 4.62m)

Cream fronted wall and base storage cupboards with working surfaces, rebated stainless steel sink unit, 4 ring electric hob, electric fan assisted oven, large fridge freezer, xpelair, tiled surrounds to kitchen area, 3 uPVC double glazed windows, uPVC double glazed patio doors to balcony, downlights to kitchen area, 15 power points, telephone point, tv point, radiator and access from lounge to inner hall

UTILITY ROOM

10' 8" x 4' 3" (3.25m x 1.3m)

Working surface, double base cupboard, rebated stainless steel sink unit, plumbed for washer, electric central heating boiler, uPVC double glazed window with view to the Hoad Monument and 2 power points

INNER HALL

With access to bedrooms and bathroom

BEDROOM 1

13' 5" x 11' 8" (4.09m x 3.56m)

Downlights, feature wall, uPVC double glazed window, 8 power points, tv point and radiator

BEDROOM 2

13' 2" x 9' 0" (4.01m x 2.74m)

Downlights, uPVC double glazed window, 8 power points and radiator

Private off road parking place in courtyard

VIEWINGS

Telephone appointments

BATHROOM

8' 7" x 6' 7" (2.62m x 2.01m)

White suite with bath, w.c, wash basin, separate tiled shower cubicle, tiled floor with under floor heating, heated towel rail, xpelair, downlights and mirror fronted wall cabinet

BALCONY

Walled balcony with superb view to Hoad Monument with outside power and light

