



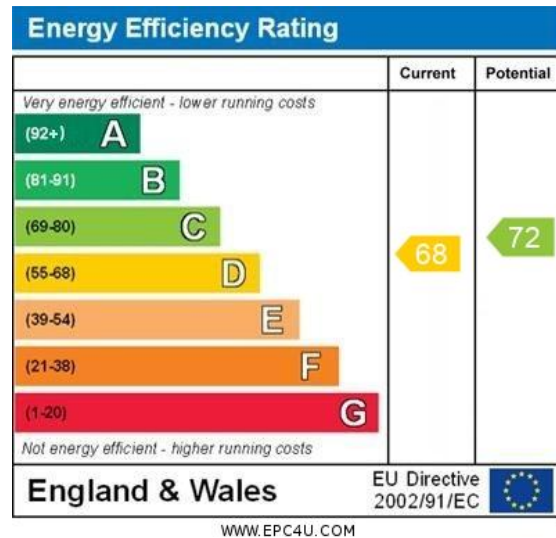
Lucy Boardman (Formerly Lloyds Bank) -

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

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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



Cartmel Crescent | Barrow-in-Furness | LA14 1SQ

Asking Price £59,950

- Ground Floor Flat
- Popular Location In Town Centre
- Communal Front/Rear Areas
- Hallway, Lounge
- 1 Bedroom, Bathroom
- Central Heating, Double Glazing
- Viewing Recommended
- Vacant Possession
- Leasehold (93 years left roughly)
- Council Tax Band A





Property Description

We are pleased to bring to the market this leasehold ground floor flat (roughly 93 years) with front and rear communal areas, close to the town centre and transport links. The property briefly comprises of hallway giving access to a spacious lounge, fitted high shine white kitchen with built in appliances, 1 double bedroom and bathroom. The flat benefits from central heating, double glazing and gated communal areas. The property is a purpose built block of flats which are leasehold. Viewing is recommended to appreciate the size on offer and is being sold with vacant possession.

LOCATION

<https://what3words.com/glue.bucked.bunch>

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Communal front garden, rear communal area with seating area, access gate and double glazed door to entrance hall

ENTRANCE HALL

Storage cupboard, radiator and doors to –

LOUNGE

14' 5" x 10' 6" (4.41m x 3.21m)

Double glazed window, feature fire surround with fire and radiator

KITCHEN

Double glazed window, fitted high shine white wall and base storage units with worktops to compliment, inset sink with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, tiled flooring and integrated fridge/freezer

BEDROOM 1

11' 10" x 11' 11" (3.63m x 3.64m)

Double glazed window, built in wardrobe and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, corner shaped panel enclosed bath with telephone style mixer taps/shower head, tiled walls, spotlight ceiling and radiator

VIEWINGS

Key accompanied

Draft particulars subject to client's 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 Plus VAT **This is non refundable once the AML check has been carried out**

