

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.

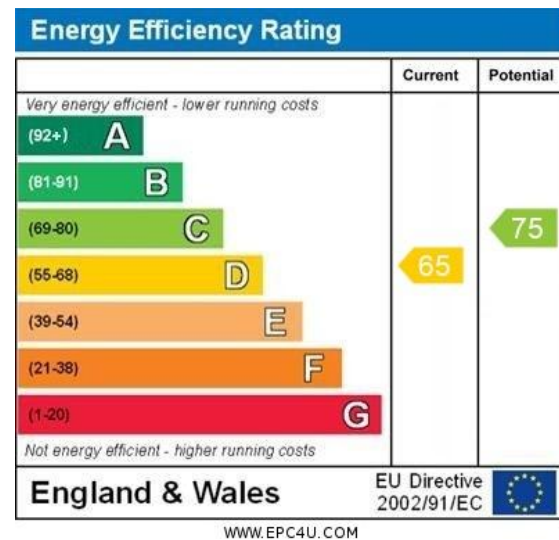
#### General

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.

# ROSS

## Estate Agencies



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

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



**Fountain Street | Ulverston | LA12 7EA**

**Asking Price £152,000**

- Leashold Top Floor Flat In Ulverston
- Ready To Move Into
- Modern Fitted Kitchen/Bathroom
- Spacious Lounge, 2 Bedrooms
- Gated Communal Area
- Outhouse/Store
- Renovated By Current Vendor
- £400.00 Per Annum Fee, No Pets
- Close To Town Center
- Council Tax Band A



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Tel (01229) 825636

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
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Residential Sales Residential Lettings Commercial Sales & Lettings







Property Description

We are delighted to bring to the market this modern lease hold flat in a gated private communal area, in the popular market town off Ulverston, close to all local amenities, transport links, local bars, restaurants etc. The property offers excellent accommodation in ready to move into condition. The property has feature iron gates leading to a private communal courtyard, entrance hall area with feature shaped window, leading to spacious lounge with spotlight ceiling, modern fitted high shine kitchen with appliances, 2 double bedrooms with built in wardrobes and a modern fitted bathroom. The property benefits from double glazing, electric storage heating, pleasant views from rear over the market town of Ulverston. The property is just ready to drop you bags and move in. There is a £400.00 fee per annum, paid twice yearly and a no pets policy. The property is being sold with vacant possession. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Water, telephone, electric, drainage

LOCATION

<https://what3words.com/adjusted.quitter.smiling>

FRONTAGE

Communal courtyard, iron feature gates and double glazed door to

ENTRANCE HALL

Feature shaped window, double glazed window and a door to

LOUNGE

13' 3" x 13' 5" (4.05m x 4.11m)

Double glazed window, electric storage heater, spotlight ceiling, access to loft and doors to

KITCHEN

11' 2" x 7' 2" (3.42m x 2.19m)

Double glazed window, fitted high shine grey wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, tiled splash and an electric heater

HALL AREA

Storage cupboard and doors to

BEDROOM 1

9' 10" x 10' 1" (3.01m x 3.08m)

Double glazed window, electric storage heater, built in mirrored wardrobes and a spotlight ceiling

BEDROOM 2

9' 8" x 7' 11" (2.97m x 2.43m)

Double glazed window, fitted full length black high shine wardrobes with hanging/shelfing, electric storage heater and spotlights

BATHROOM

3 piece suite fitted low level W.C with hand wash basin with mixer taps/vanity unit, panel enclosed bath with mixer taps, shower over, tiled walls and an electric wall heater

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\*\*

