



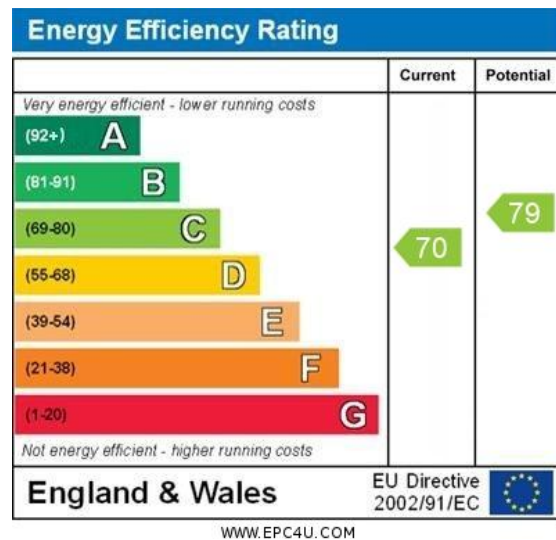
Lucy Boardman (Formerly Lloyds Bank) -

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

Freehold

Council Tax Band

A

Contact Details

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Vicarage Mount | Barrow-in-Furness | LA14 3QX

Asking Price £84,950

- Leasehold Apartment
- Popular Location On Walney
- Close To Local Amenities, Transport Links
- Communal Hallway, Spacious Lounge
- Fitted Kitchen, Modern Shower Room
- 2 Bedrooms
- Double Glazing, Electric Heating
- Communal Gardens, Parking
- Yearly Ground Rent £1400
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this leasehold 2nd floor apartment in a purpose built building. The property is set in a lovely setting with communal garden areas, parking areas, close to local amenities, transport links, coastal beaches, nature reserve and also just across the bridge to BAE. The property comprises of communal entrance hallway, stairs leading to the 2nd floor, hallway leading to spacious lounge, fitted kitchen, 2 bedrooms and a modern shower room. The property benefits from double glazing, electric heating and walk in utility room/storage. Viewing is highly recommended and would suit a variety of buyers.

SERVICES

Electric, Water, Telephone and Drainage

COMMUNAL STAIRS/HALLWAY

Door to entrance hall

ENTRANCE HALL

3' 11" x 8' 10" (1.21m x 2.71m)

Electric storage heater, storage cupboard, walk in utility room/storage cupboard

LOUNGE

9' 8" x 18' 6" (2.97m x 5.66m)

Double glazed windows, electric storage heater, coved ceiling and door to kitchen

KITCHEN

10' 4" x 8' 7" (3.17m x 2.64m)

Double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with taps, cooker point, tiled splash, plumbing for washer and display rack

BEDROOM 1

8' 11" x 15' 3" (2.73m x 4.65m)

Double glazed window

BEDROOM 2

7' 1" x 10' 11" (2.16m x 3.35m)

Double glazed window

BATHROOM

Fitted 3 piece suite with low level w.c, hand wash basin with vanity unit/mixer taps, walk in shower cubicle with shower, paneled walls, paneled ceiling with spotlights, Xpelair and towel rail

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.

