



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Flat 1, Springfield - Heversham





Features

- Generous ground floor apartment
- Spacious lounge with feature fireplace
- Wonderful dining kitchen with contemporary units
- Two bedrooms
- Modern wet room
- Private garage and allocated parking
- Private front garden and communal gardens to the rear

This spacious 2 bedroom apartment boasts a spacious and welcoming lounge, which is bathed in natural light from a large bay window, providing views over the front garden. The room is further enhanced by a decorative wooden fireplace surround with a stone hearth housing an electric fire. A beautiful stained glass window above the front door adds a splash of colour. The timeless dining/ kitchen is perfect for both cooking and socialising, featuring an abundance of contemporary oak-coloured base and larder units, complemented by dark work surfaces and matching splashbacks. Integrated appliances include a tall fridge/freezer and extractor fan, with additional space for a freestanding cooker, dishwasher, and washing machine. A large box bay window offers a pleasant view of the front garden, with space for a dining table to sit and enjoy meals

with family or friends. The two bedrooms are located at the rear of the property, ensuring peace and privacy. The master bedroom is spacious and light, benefitting from dual aspect windows, while the second bedroom is versatile and could be used as a single bedroom, home office, or hobby room. The modern wet room is designed in a neutral palette, featuring an electric shower, hand basin, W.C., and a mains-fed towel radiator. The walls are fully aqua panelled, and the floor is sealed with a non-slip finish. Externally, the property features a private front garden with a low-maintenance paved patio area, bordered by a variety of mature plants including Azaleas and Rhododendrons. To the rear of the property, there is a gravelled parking area with an allocated space for one vehicle, as well as a private garage with lighting, power, and additional storage space

in the mezzanine level, taking full advantage of the garage's height. The property also benefits from access to well-maintained communal gardens, including a lawn area with herbaceous borders and two communal storage sheds. The quaint village of Heversham is situated 2 miles from Milnthorpe and offers good transport links. There is a frequent bus service and the M6 motorway, Oxenholme and Carnforth train stations can be reached within a 10 minute drive. The 8th century church of St Peter's stands centrally and there are a variety of recreational facilities including a fully functioning outdoor activities centre, tennis courts, bowling green and a playground. There are also rugby, football and hockey fields, as well as a cricket ground and pavilion. There are numerous walks on the doorstep to enjoy.



Living room

A bright and spacious room, perfect for both relaxation and entertaining with family and friends. A large bay window bathes the space in natural light while offering a charming view of the front patio and beyond. The room is further enhanced by a decorative wooden fireplace surround with stone hearth housing an electric fire, creating a cosy ambiance. Adding to its charm, a beautiful stained glass window sits above the front door and shines colour throughout.

Kitchen

A spacious, bright, and sociable kitchen with ample room for a dining table positioned in front of the large box bay window, offering a lovely view of the front patio. The kitchen features an abundance of contemporary oak coloured base and larder units, beautifully complemented by dark work surfaces and a matching splashback. Integrated appliances include a tall fridge/freezer and an extractor fan, combining style and functionality. There is space for a freestanding cooker, dishwasher and washing machine.

Bedroom 1

A spacious double bedroom located at the rear of the property with dual aspect windows that fill the room with natural light.





Bedroom 2

Located at the rear of the property and used as a single bedroom but would be equally as useful as a home office or hobby room.

Shower room

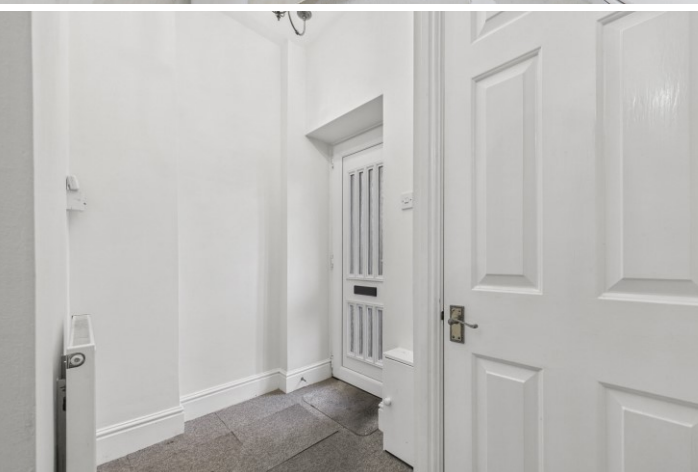
A contemporary wet room designed in a neutral palette, featuring an electric shower, a hand basin, a W.C., and a mains-fed towel radiator for added comfort and convenience. The walls are fully aqua panelled with a sealed non slip floor.

Hallway

Accessible externally through the rear door, this area offers a convenient space to hang coats and remove shoes, while providing access to all rooms in the property. The boiler is neatly concealed within a built-in cupboard.

Garage

Located at the rear of the property with an up and over door and fitted with lighting and power. There is additional storage space on the mezzanine level taking full advantage of the apex.



Externally

To the front of the property is a private patio style garden principally paved for ease of maintenance but also with flower borders planted with a variety of Azaleas, Rhododendrons and mature bushes. At the rear is a gravelled parking area found adjacent to the garage with an allocated parking space for one vehicle.

COMMUNAL GARDENS

A pleasantly laid out garden comprising of a lawn and well stocked herbaceous borders. There are two communal storage sheds to utilise.

Useful Information

Tenure - Leasehold. 999 years from 29 September 1988.

The freehold of the building is owned by The Management Company and each of the six flat owners have a shareholding in the Company.

All mains services.

Gas fired central heating.

SERVICE CHARGE

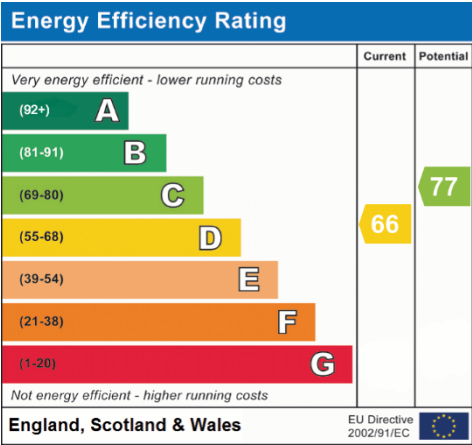
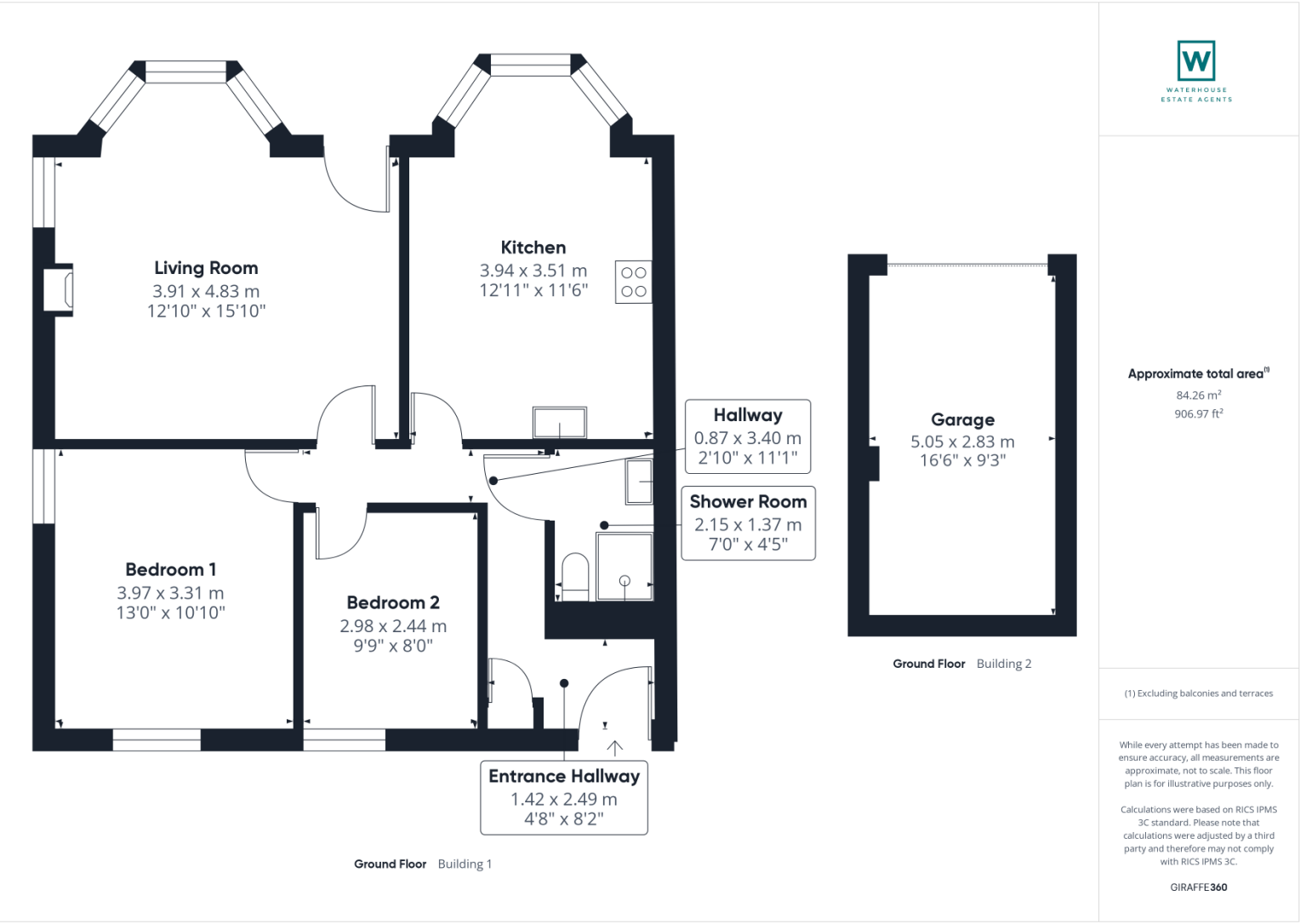
The affairs of Springfield are dealt with by the six flat owners themselves under Springfield [Heversham] Management Company Limited. A service charge is payable in respect of general maintenance, building insurance, communal gardening etc which for the last financial year amounted to approx. £225 per quarter. Interested parties should note that pets are NOT allowed at the property.



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