



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apartment 9, The Flatts - Milnthorpe





Features

- 2 double bedrooms
- Well equipped kitchen with all appliances present
- Bright living accommodation throughout
- Located on the top floor ensuring privacy and elevated views over the village and to Dallam Park
- High standard fixtures and fittings
- One allocated parking space

Nestled in a peaceful and private position in the heart of Milnthorpe, this well presented top-floor, two-bedroom apartment offers a perfect blend of style, comfort, and convenience. The apartment enjoys elevated views over the surrounding village rooftops and beyond, while the interior is filled with natural light, creating a bright and airy atmosphere. The welcoming hallway is spacious and provides access to all rooms. Both double bedrooms offer distinct outlooks with the larger bedroom benefitting from fitted furniture including wardrobes, bedside units, and a chest of drawers, offering excellent storage. The living room is a comfortable and well-sized space, ideal for relaxing or entertaining, and is open to the stylish, well-

equipped kitchen. Featuring light grey units, contrasting dark grey worktops, and a suite of integrated appliances and lovely over-the-rooftop views stretching out toward Dallam Park. The sleek shower room features a walk-in shower with external turn-on controls, a concealed cistern W.C. and a wall-mounted hand basin. Externally, the property benefits from an allocated parking space, providing peace of mind with guaranteed off-street parking at all times. This impressive apartment is perfect for those seeking low-maintenance living in a vibrant yet tranquil setting, just a short stroll from Milnthorpe's local amenities, shops, and transport links and if offered with no onward chain. Milnthorpe is a large, vibrant

village offering a great selection of local amenities as well as a nursery, primary school and secondary school - all within a few minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



Entrance hallway

A spacious and welcoming entrance hallway, designed to comfortably hang coats and bags, with ample space to remove shoes. The intercom system is conveniently located here, and there is access to all other rooms.

Living room/ dining room

A generously sized, bright room that offers ample space for both relaxation and dining. Open to the kitchen, it allows for socialising and entertaining. The room also features front-facing views through the floor-to-ceiling window.

Kitchen

Open to the living room, this well-equipped kitchen features stylish light grey base and wall units, paired with complementary dark grey work surfaces. Integrated appliances include an oven, microwave, and an induction hob with an extractor hood above, alongside a freestanding washing machine and a tall fridge freezer. A window offers charming rooftop views extending towards Dallam Park and beyond.

Bedroom 1

A bright and airy double bedroom, thoughtfully fitted with built-in furniture including wardrobes, bedside cabinets, a chest of drawers, and a shelving unit. The front-facing window offers elevated views of the village.



Bedroom 2

A double bedroom featuring a high-level window that allows natural light to filter in while maintaining privacy and offering views to Dallam Park and beyond.

Shower room

Styled in a sleek monochrome colour scheme, this contemporary shower room features a walk-in shower with an external turn-on control, a concealed cistern W.C., and a wall-mounted hand basin. A built-in cupboard discreetly houses the water tank, while a deep-silled window allows natural light to brighten the space. Both the floor and walls are fully tiled with luxurious underfloor heating present.

Externally

There is an allocated parking space for one vehicle.



Useful Information

Tenure - Leasehold.

- Ground rent - £50.

- Service charge - £263.47 per annum (to include electricity, cleaning, buildings insurance, fire alarm system).

- Start of lease - 2005.

- Length of lease - 991 years.

Property built 1991.

Council tax band - B (Westmorland and Furness Council).

Heating - Electric storage heaters.

Fuseboard replaced in 2023.

Water - Mains.

Drainage - Mains.

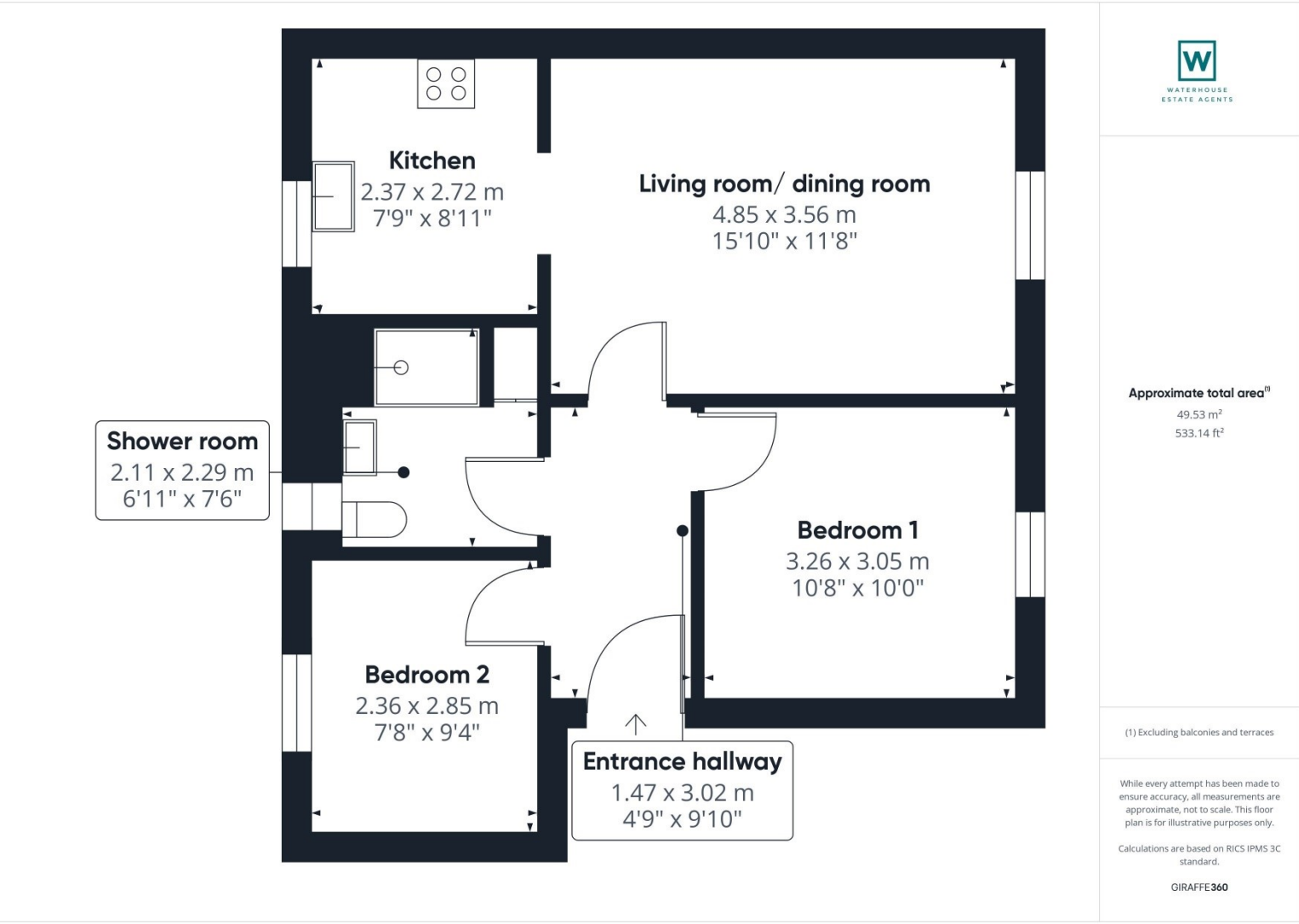
What3Words location - ///pixies.singled.spurring.



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



Apartment 9, The Flatts - Milnthorpe



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.