



**ADAMSONS
BARTON
KENDAL**

Ford Gardens, Bamford OL11 4DZ

Asking Price £120,000



ADAMSONS BARTON KENDAL are delighted to offer for sale for sale this wonderfully presented two bedroom first floor apartment situated in a small over 55's development in the heart of Bamford within close proximity to all the usual local amenities as well as the major bus and motorway networks. The property benefits from double glazed windows, tasteful décor and neutral carpets throughout. The property has been competitively priced and is offered for sale with vacant possession and early viewing comes highly recommended to appreciate the calibre of accommodation on offer

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OL16 1LA
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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance Hall

Staircase to the first floor

First Floor

Landing

Lounge – 4.56 x 3.43 metres

A spacious main reception room with feature fireplace.

Kitchen – 2.72 x 1.8 metres

A fully fitted kitchen with a range of wall and base units, complementary work surfaces, single stainless steel sink, integrated oven, newly installed free-standing cooker with ceramic hob, extractor hood, part tiled walls and plumbing for an automatic washing machine.

Bedroom One – 3.28 x 2.84 metres

A large master bedroom with neutral décor.

Bedroom Two – 2.85 x 1.97 metres

A second bedroom with open aspect views.

Bathroom – 1.81 x 1.77 metres

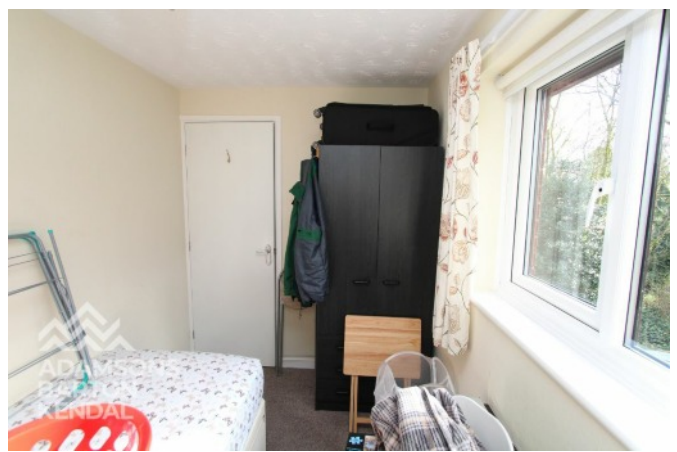
A three piece bathroom suite comprising of shower cubicle, low level wc and pedestal wash hand basin.

Externally

The apartment is situated on a well maintained development with communal gardens, mature trees and well stocked borders.

Communal

The development requires a monthly service charge which includes maintenance of communal areas, building insurance, use of residents lounge and laundry.



GENERAL INFORMATION

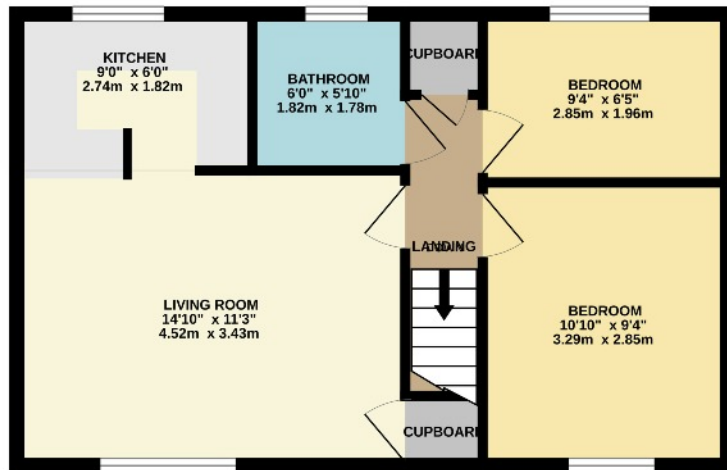
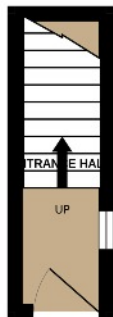
Tenure - Leasehold
Council Tax Band - B
EPC - TBC

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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