

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 42 Ironworks Road

Ulverston, LA12 8RF

Offers In The Region Of £190,000



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## Offers In The Region Of £190,000



*Discover this superb modern one-bedroom second-floor apartment, perfectly situated on the Riverside. With contemporary décor and fittings throughout, this property is ideal as a holiday investment or perfect for singles or couples. There is a convenient and secure parking space and it is situated in a sought-after village, offering a friendly community and easy access to local amenities. This fantastic apartment combines modern living with a picturesque location. Don't miss the chance to make it your own. Contact us today to arrange a viewing!*

As you step into the inner hall, you'll immediately have access to all the key areas of the apartment. Let's begin with the open-plan kitchen, lounge, and dining area. This expansive layout is designed for a relaxed, contemporary lifestyle. The kitchen features sleek, built-in appliances that blend convenience with style. Ample counter space and storage provide everything you need for culinary adventures. There's also room for a dining suite, ideal for hosting friends or enjoying casual meals.

Adjacent to the kitchen, the lounge area is open but retains a cosy feel, creating a calm and inviting atmosphere. The highlight of this space is the large opening Velux window, offering serene views of the river and trees. It's an ideal spot for morning coffee or simply unwinding while taking in the peaceful scenery.

The apartment also boasts a modern three-piece bathroom with an overhead Velux. This space is designed with a clean, contemporary aesthetic and includes a sleek sink, a bathtub with a showerhead, and a toilet.

Lastly, let's explore the double bedroom. This comfortable retreat is spacious enough to accommodate your furniture and personal touches. With ample storage space, it's easy to keep your belongings organized and the room clutter-free.

This tour showcases a harmonious blend of modern living and tranquil outdoor views. With its open-plan design, stylish kitchen, and picturesque river outlook, this apartment is perfect for a convenient and comfortable lifestyle.

If you're ready to see this home in person, don't hesitate to schedule a viewing. You won't be disappointed!

### Entrance Hall

5'6" x 3'8" (1.68 x 1.12)

### Kitchen/Lounge

18'8" x 11'1" extends to 14'4" (5.7 x 3.38 extends to 4.38)

### Bedroom

13'1" x 8'2" (4 x 2.49)

### Bathroom

8'11" x 5'1" (2.72 x 1.55)

### Storage in eves



- Serene Setting
- Potential First Home or Holiday Let
  - Service Charge
  - Council Tax Band B

- Open plan living
  - Ground Rent
  - Allocated Parking Space
- £175 ground rent per year £373.49 insurance charge per year £78.68 a month service charge



## Road Map



## Terrain Map



## Floor Plan

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

