



## Apartment 7 Ford Park

Ulverston, LA12 7JP

Offers In The Region Of £400,000



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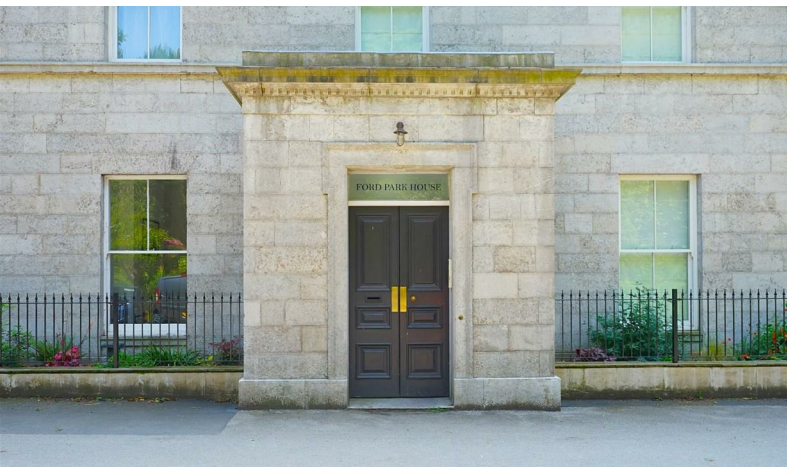
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# Apartment 7 Ford Park

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*This impressive and beautifully preserved Grade II listed Victorian building houses nine exclusive, individually designed apartments. Apartment No.7, the Penthouse, occupies the entire top floor, offering exceptional privacy and commanding views. Ford Park House has been thoughtfully and sympathetically converted in recent years, with every aspect of the property reflecting a high standard of craftsmanship and character.*

This outstanding Penthouse apartment benefits from its own upgraded water pressure system and offers spacious, stylish accommodation throughout.

The living/dining room is exceptionally generous in size, comfortably accommodating both lounge and dining furniture, with additional space currently used as a children's play area. A large Velux window allows for excellent natural light, complementing the attractive flooring that runs throughout. Characterful exposed ceiling beams add charm, while a large window frames delightful views over the Ulverston Canal, stretching towards Morecambe Bay.

The Kitchen, enjoying similarly impressive views, is fitted with a contemporary range of oak base units paired with contrasting cream wall cabinets. It features integrated appliances including a dishwasher and fridge freezer, along with a built-in oven, ceramic hob, and a deep, square ceramic sink.

Bedroom one is a spacious double room enhanced by original exposed beams and captivating canal views. It benefits from a stylish En-suite Bathroom featuring fully tiled walls and a modern white four-piece suite: deep oval bath, double shower enclosure, WC, and a wall-mounted vanity unit with wash hand basin.

Bedrooms two and three are both generous doubles (with Bedroom three currently used as a Study), each with exposed beams and lovely views toward Hoar Hill and the iconic monument.

The Family Bathroom continues the high standard of finish with tiled walls, a contemporary white four-piece suite, and a Velux roof window.

Residents enjoy access to beautifully maintained Communal Grounds, offering stunning views over Ulverston and towards Morecambe Bay. The grounds include a large paved Patio Area and a generous lawn – perfect for outdoor entertaining or family activities. The property also benefits from a secure parking area with electric gates and two private parking spaces.

### Hallway Opening

12'6" x 7'6" (3.830 x 2.302)

### Vestibule

5'9" x 2'11" (1.771 x 0.901)

### Landing

10'11" x 3'8" (3.336 x 1.136)

### Living Room

21'3" x 17'4" (6.479 x 5.296)

### Kitchen

13'2" x 7'7" (4.038 x 2.312)

### Family Bathroom

9'2" x 7'5" (2.806 x 2.282)

### Bedroom One

17'2" x 13'8" (5.233 x 4.173)

### En Suite

9'10" x 6'7" (3.019 x 2.024)

### Bedroom Two

16'5" x 13'6" (5.024 x 4.122)

### Bedroom Three/Study

11'11" x 9'4" (3.650 x 2.847)

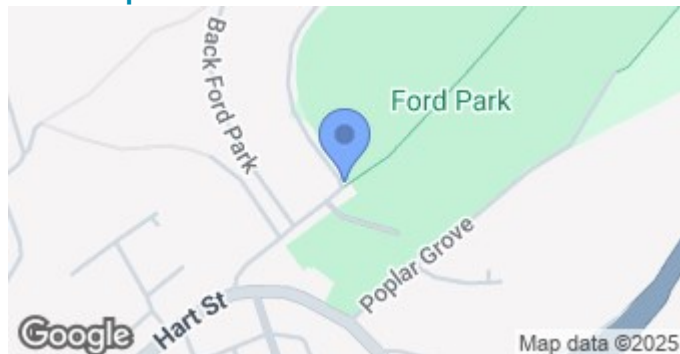


- Stunning Penthouse Apartment
  - Three Double Bedrooms
  - Prime Ulverston Location
  - Two Parking Spaces

- Spacious Living/Dining Area
  - Beautifully Maintained Communal Grounds
  - Monthly Service Charge £242.60
  - Council Tax Band B



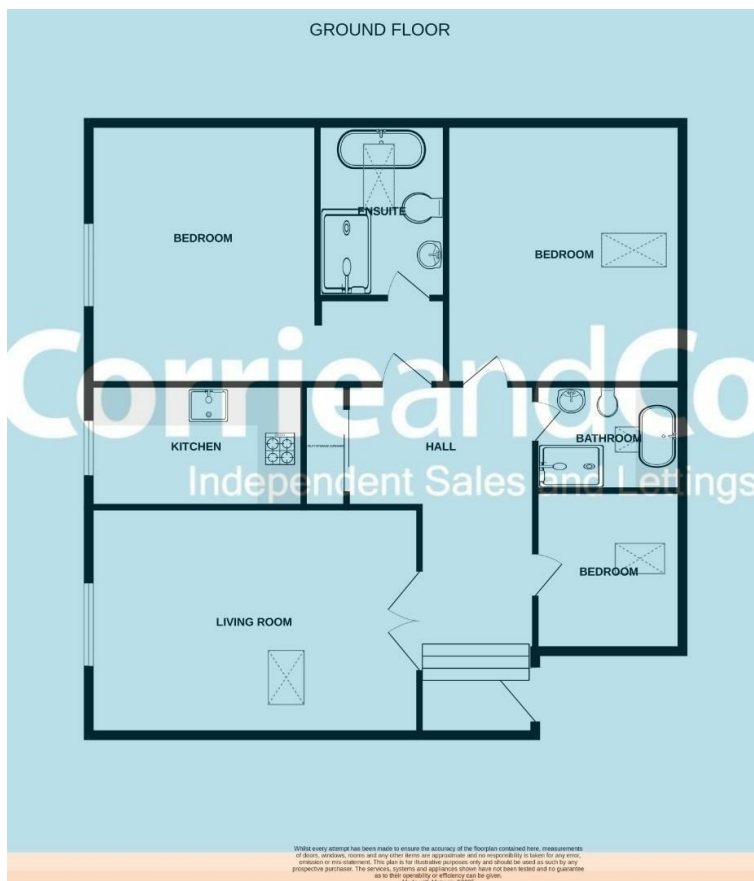
## Road Map



## Terrain Map



## Floor Plan



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

