



**PRICE £65,000**

**FLAT 10, RUSTLINGS COURT, ALBERT STREET, BARROW-IN-FURNESS, CUMBRIA, LA14 2JB**

This ground floor apartment sits within a substantial building which is conveniently situated for local supermarkets, bus services and the town centre. The living accommodation is open plan and spacious forming a lounge, dining area and kitchen. There is a hallway providing separate access to the two bedrooms and three-piece shower room. The property is double glazed throughout and has modern fixtures and fittings to the kitchen and shower room, along with a Telecom entry system to the building and secure gated residents' parking to the rear. \* No Upper Chain \*



2



1



1



1 Allocated Parking Space

## Kitchen Area



### DIRECTIONS

Satnav users enter: LA14 2JB, number 10  
What3words users enter: useful.brick.buck

### LOCATION

Albert Street is located just outside of the town centre and is also within an easy walk of the local bus service and Morrisons supermarket. Alfred Barrow Health Centre is also within walking distance, as is St George's Nursery and Primary School.

### DESCRIPTION

The building is accessed via a communal hall, with the residents of each respective flat having the benefit of a Telecom entry system which creates added convenience and security.

The private entrance door opens into the central hallway in the flat and provides access to all of the living accommodation.

The living space is open plan and includes the lounge, dining space and fitted kitchen alongside. The generous proportions of the room include a large bay window to the front, with panelled reveals below the windows and also overhead.



There are two further windows to the gable wall within the kitchen area which makes the living space bright and airy.

The kitchen has modern fitted wall and base cabinets with a white gloss finish to the door fronts, and a contrasting coloured black worktop that extends to form a breakfast bar area. There is tiling to the walls behind the work surfacing with power points for worktop appliances. There is an integrated fan-assisted oven, a halogen-style hob, cooker hood, plumbing for a washing machine and space within the larder-style cupboard for an upright fridge/freezer. The single drainer sink has a midi bowl and mixer tap.

The bedroom accommodation includes two rooms, one being a single room and the second being a much more spacious double room, which has a fitted cupboard that provides storage as well as housing the hot water cylinder tank.

Completing the accommodation is a smartly presented shower room which has a marble-style finish to the walls which complements the black tiling to the floor and also the base unit beneath the sink. There is also a close-coupled WC and a quadrant shaped shower enclosure with an electric Bristan shower fitted within. The room also has a ladder-style radiator, an extractor fan and opaque glazing to the window with an opening pane.

Externally, this apartment benefits from secure residents' parking within the gated yard to the rear with an allocated space.

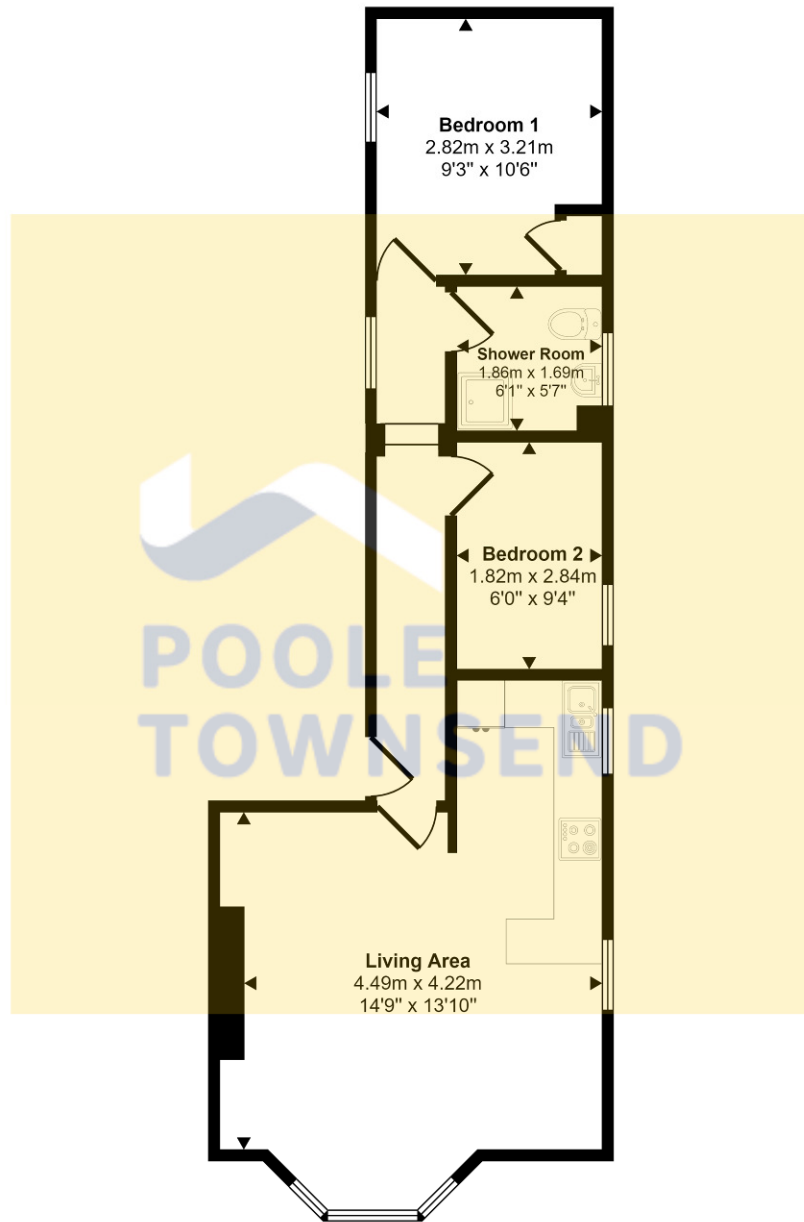
## TENURE

Leasehold:-

Term:	999 years from 11 November 1994
Service Charge:	£40.00 to the management company per month which covers maintenance of communal areas, window cleaning and building insurance
Ground Rent:	£10.00 per annum



## Property layout



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: A  
Local Authority: Barrow in Furness Borough Council  
Services: Mains electricity, water and drainage. No gas.  
Tenure: Leasehold  
EPC Rating = F

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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