

Total area: approx. 102.4 sq. metres (1102.4 sq. feet)

**DIRECTIONS**

On foot, from our offices on New Market Street, turn left into Market Street and follow the road round to your left into Queen Street. At the pelican crossing with the A590 crossover and turn right up the hill and within a short while you will come to the gates of Trinity Court on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/rucksack.carrots.caller>

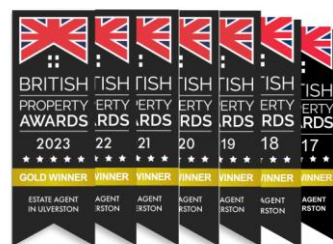
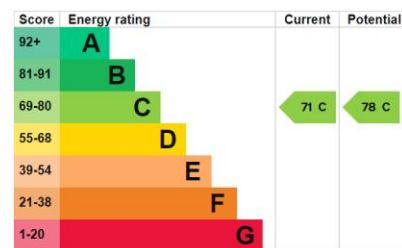
**GENERAL INFORMATION**

TENURE: Leasehold - 999 years from 01/01/2013. Management Fees apply please speak to the office.

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water and electric.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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PARKING

7 Trinity Court, New Church Lane,  
Ulverston, LA12 7NH

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Splendid three storey, two bedroom apartment located in this Grade II listed Salvin Trinity Church within close proximity to Ulverston town and train station. Having been well maintained throughout to a high standard with modern kitchen, bathrooms and with tasteful neutral décor. Benefitting from beautiful original features including pillars within the apartment, traditional main doors, stained glassed windows as well as communal gardens and allocated parking. Ideal apartments for the first time buyer, investor or downsizing. Comprising of entrance vestibule, utility room, lounge/kitchen to ground floor, bedroom, office/walk in wardrobe and bathroom to the first floor plus further double bedroom and "Jack'n'Jill" shower room with storage room to the second floor. Early inspection is highly recommended.



Communal entrance via both sides of the building. With apartment wooden door into:

**ENTRANCE HALL**

Door to lounge/kitchen and:

**UTILITY ROOM**

5' 11" x 4' 11" (1.81m x 1.50m)

Area of work surface with space and plumbing for washing machine.

**LOUNGE/KITCHEN**

24' 4" x 14' 9" (7.42m x 4.5m)

Kitchen Area  
Fitted with a range of modern wall, base and drawer units with worktop over incorporating stainless steel sink with inset drainer and mixer taps. Integrated electric double oven, four ring electric hob with cooker hood over and breakfast bar.

**Lounge Area**

Window, stairs to first floor with understairs storage cupboard and two electric radiators.

**FIRST FLOOR LANDING**

Door to bedroom, box room, bathroom and stairs to second floor.

**BEDROOM**

14' 9" x 11' 5" (4.5m x 3.48m)

Double room with window to front and electric heater.

**BOX ROOM/WALK IN WARDROBE/OFFICE**

10' 0" x 4' 11" (3.05m x 1.5m)

Light and power.

**BATHROOM**

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Tiled to compliment and heated towel rail.



**SECOND FLOOR LANDING**

Door to inner hall and bedroom.

**BEDROOM**

14' 9" x 11' 5" (4.5m x 3.48m)

Further double room with window, electric heater and door to shower room.

**INNER HALL**

Second entrance/exit, door to shower room and box room.

**SHOWER ROOM**

Modern three piece suite comprising of WC, wash hand basin and shower cubicle.

**STORAGE ROOM**

Hot water tank.

**EXTERIOR**

Communal grounds surround Trinity Court with allocated parking and additional visitor's spaces.

