



DIRECTIONS

As you drive over Michaelson Road Bridge towards Barrow Island, continue until you reach the roundabout. Turn left here onto Island Road and then drive past the Co-Op where you will then shortly see St John's Apartments on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/mason.chef.create>

GENERAL INFORMATION

TENURE: Leasehold - 999 year lease from 1st June 2011. We are advised that the Service Charge is £50.00 per calendar month and paid on a monthly basis and that there is no Ground Rent.

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, water and electricity are connected.



Estate Agency Act 1979
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PARKING

10 St Johns Apartments, Island Road,
Barrow-in-Furness, LA14 2SR

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Well presented three bedroom apartment located on Island Road close to BAE Systems making this an ideal property for a range of buyers. This small development is nicely situated in the area for access to bus services, local primary school, Co-Op, newsagent, takeaway outlets, pharmacy and post office etc. Conveniently situated for the town's largest employer, BAE Systems meaning this is a perfect property for an employee of BAE or an investment to rent. Comprising of private entrance hall with storage and stairs leading to three bedrooms, one with an ensuite, family bathroom and open plan lounge/dining/kitchen area. Complete with electric heating system, wooden double glazing and allocated parking.



Entered through a PVC door with glazed inserts and side window into:

ENTRANCE HALL

15' 8" x 6' 9" (4.80m x 2.07m)
Storage cupboard, ceiling light point and stairs to first floor with half landing and understairs storage.

FIRST FLOOR LANDING

Half landing with access to a bedroom and the main landing allowing access to all other rooms.

BEDROOM

11' 0" x 5' 0" (3.36m x 1.53m) minimum
Single room with uPVC double glazed window to front, ceiling light point and electric radiator.

KITCHEN/LOUNGE/DINER

23' 8" x 15' 3" (7.23m x 4.65m)
Open plan room with a mixture of spot lights and ceiling light to lounge/dining area and three uPVC double glazed windows to two sides.

Kitchen Area

Fitted with a modern range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer and breakfast bar area. Integrated oven and hob with cooker hood over, space and plumbing for washing machine, integrated dishwasher and undercounter fridge/freezer.

Lounge/Dining Area

Naturally split with the breakfast bar offering seating and electric radiator.



BEDROOM

10' 0" x 8' 7" (3.07m x 2.63m)
Double room with ceiling light point, electric radiator and wooden double glazed window to rear.

ENSUITE

4' 2" x 5' 4" (1.29m x 1.63m)
Three piece suite comprising of shower cubicle with electric shower, low level, dual flush WC and wash hand basin with mixer tap. Tiled to shower area and splash backs, wooden opaque double glazed window, ceiling light point and ladder style radiator.

BEDROOM

11' 6" x 9' 9" (3.53m x 2.98m)
Further double room with ceiling light point, electric radiator and wooden double glazed window to rear.

BATHROOM

5' 4" x 11' 7" (1.65m x 3.55m)
Fitted with a modern, white three piece suite comprising of paneled bath with shower over and screen and vanity unit housing concealed cistern, dual flush WC and sink with mixer tap and cupboards under, Ceiling light point, tiled to wet area's, wooden opaque double glazed window and ladder style radiator.

EXTERIOR

Allocated parking.

