



5/7 QUAY STREET, Ulverston

#### DIRECTIONS

From our offices on proceed down Market Street to the round about, head onto County Road. Continue through the lights and heading out of Ulverston. Past the turning onto Swan Street and the property can be found on the right hand side before the turning to North Lonsdale Road.

The property can be found by using the following "What Three Words" <https://w3w.co/pelted.receiving.warnings>

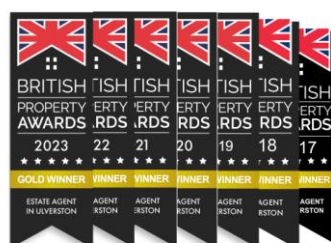
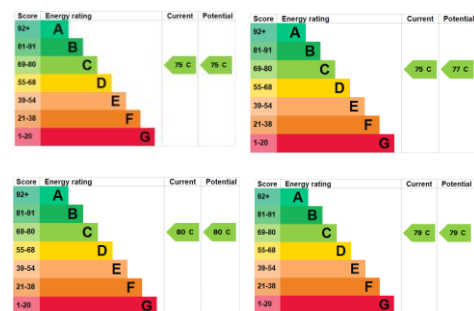
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: All apartments are an A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



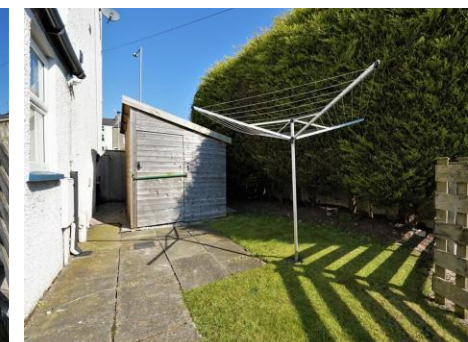
#### Estate Agency Act 1979

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.

JH  
Homes

JH  
Homes

£425,000



4



5



4



PARKING

Flats 1-4, 5-7 Quay Street, Ulverston,  
Cumbria, LA12 9AT

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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

This is a superb and unique "Turnkey" investment opportunity comprising a detached freehold building carefully converted into four modern self-contained apartments. In excellent order throughout with modern Valliant boilers, some communal garden areas and off-road parking for two cars. We are advised the property offers a solid 8% rental yield plus capital growth with full occupancy for the last 14 years plus with accounts available for inspection for interested parties who have viewed. The property was originally two houses and was professionally converted on behalf of the owner to create four modern flats. This is an ideal investment opportunity offered fully occupied and viewing are available and recommended for serious proceedable buyers.



**FLAT A**  
Located on the ground-floor with two access points, one private rear access and one from the communal entrance hall. This spacious light and airy flat is ideal for a working professional.

**ENTRANCE HALL** 6' 6" x 3' 8" (1.98m x 1.12m)

**KITCHEN/DINER** 14' 2" x 12' 8" (4.32m x 3.86m)

**BEDROOM** 8' 3" x 13' 1" (2.53m x 4.00m)

**SHOWER ROOM** 6' 3" x 6' 2" (1.93m x 1.88m)

**FLAT B**  
Located on the ground floor with two access points, one private rear access and one from the communal entrance hall. Spacious with a good sized kitchen and would be ideal for a working professional or couple.

**ENTRANCE HALL** 7' 2" x 4' 9" (2.18m x 1.45m)

**KITCHEN/DINER** 13' 2" x 9' 5" (4.01m x 2.87m)

**LOUNGE** 11' 10" x 10' 0" (3.61m x 3.05m)

**BEDROOM** 9' 3" x 9' 1" (2.82m x 2.77m)

**BATHROOM** 7' 3" x 4' 10" (2.21m x 1.47m)

**FLAT C**  
Located on the first floor with a single access point from the communal entrance and staircase. Two double bedrooms and offers views to Hoad Monument.

**ENTRANCE HALL** 21' 10" x 3' 3" (6.65m x 0.99m)

**KITCHEN** 9' 4" x 7' 6" (2.84m x 2.29m)

**LOUNGE** 13' 10" x 11' 4" (4.22m x 3.45m)

**BEDROOM** 11' 5" x 6' 8" (3.48m x 2.03m)

**BEDROOM** 11' 5" x 6' 3" (3.48m x 1.91m)

**BATHROOM** 7' 10" x 3' 10" (2.39m x 1.17m)



**FLAT D**  
Occupies the entire top floor of the building with access from the communal entrance hall and staircase, with its own stair access from the first floor onwards. Double aspect lounge with spacious rooms.

**ENTRANCE HALL** 11' 0" x 3' 6" (3.35m x 1.07m)

**KITCHEN** 10' 2" x 6' 9" (3.1m x 2.06m)

**BEDROOM** 15' 2" x 13' 4" (4.62m x 4.06m)

**BEDROOM** 13' 8" x 11' 4" (4.17m x 3.45m)

**BATHROOM** 5' 10" x 5' 2" (1.78m x 1.57m)

**CELLAR**  
Access to the cellars from both a sealed entrance in Flat B and the communal entrance hall to the front of the building. The cellars are used for landlord storage currently.

**CELLAR ROOM ONE** 14' 5" x 13' 5" (4.39m x 4.09m)

**CELLAR ROOM TWO** 14' 4" x 13' 2" (4.37m x 4.01m)

**CELLAR ROOM THREE** 12' 10" x 9' 1" (3.91m x 2.77m)

**STORAGE BUILDING** 11' 1" x 7' 3" (3.38m x 2.21m)  
Of tanalised timber construction is located externally to the side of the property.

**BIKE STORE** 6' 0" x 5' 0" (1.83m x 1.52m)

**EXTERIOR**  
Off road parking for two vehicles.

