



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NO ONWARD CHAIN - This spacious, three bedroom flat has accommodation over two floors is ideal for an investor, family or first time buyer. The property does require updating but it boasts a well-designed layout that maximises space and functionality.

It has benefit of double glazed windows and is heated by storage heaters and comprises secure entrance, entrance hall, lounge and dining kitchen to the first floor with the three bedrooms and bathroom on the second floor.

Sandy Lane Shopping Centre and Medical Centre is a stones throw away. and this flat presents an excellent opportunity for those looking to invest in a property that combines a popular location with spacious living. Whether you are a first-time buyer or seeking a rental investment, this flat in Uppingham is sure to meet your needs. Don't miss the chance to make it your new home. Grant of Probate awaited.

218 Uppingham, Skelmersdale, Lancashire WN8 8HG

Communal Entrance Hall
Secure entrance with stairs to the first floor

FIRST FLOOR

Communal Landing

Entrance Hall
Composite door opens into the spacious entrance hall with stairs to the second floor.

Lounge
15' x 11'6 (4.57m x 3.51m)
A specious lounge with wall mounted storage heater and two double glazed windows.



Dining Kitchen
14'11 x 10'10 (4.55m x 3.30m)
The large kitchen which does require some updating, has a single drainer sink unit and three built in cupboards. There is ample room for a dining table. Three double glazed windows.



SECOND FLOOR

Landing

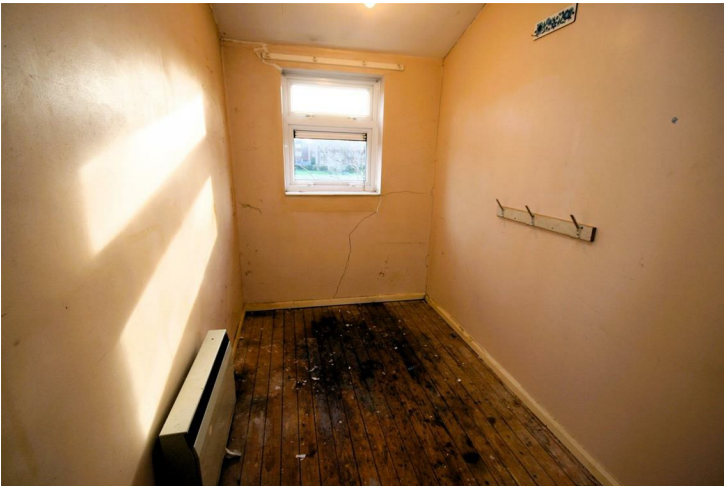
Bedroom 1
8'9 x 13'2 (2.67m x 4.01m)
Fitted robes. Wall mounted storage heater.



Bedroom 2
11'10 x 6'1 (3.61m x 1.85m)
Wall mounted storage heater



Bedroom 3
9'2 x 7'4 (2.79m x 2.24m)
Wall mounted storage heater



Bathroom
Suite comprising panelled bath, W.C. and wall mounted wash basin. Part tiled walls.



View of Bowling Green from Lounge



Council Tax
Band A West Lancashire

Tenure
Leasehold for residue of 125 years from 16th September 1991
Ground rent £10 pa
Service charge £71.85 per month covering buildings insurance, upkeep of communal areas.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		