

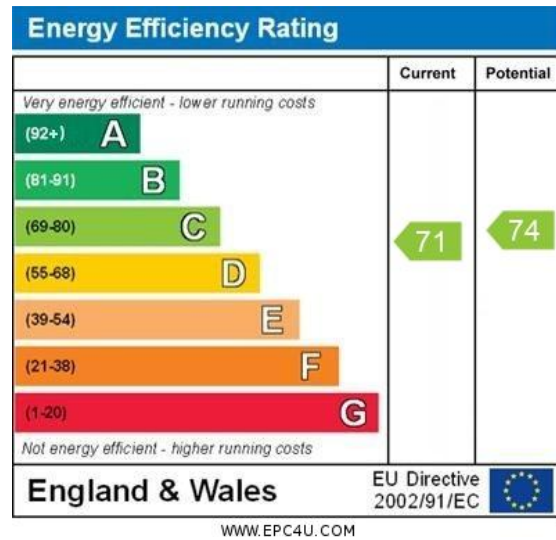
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



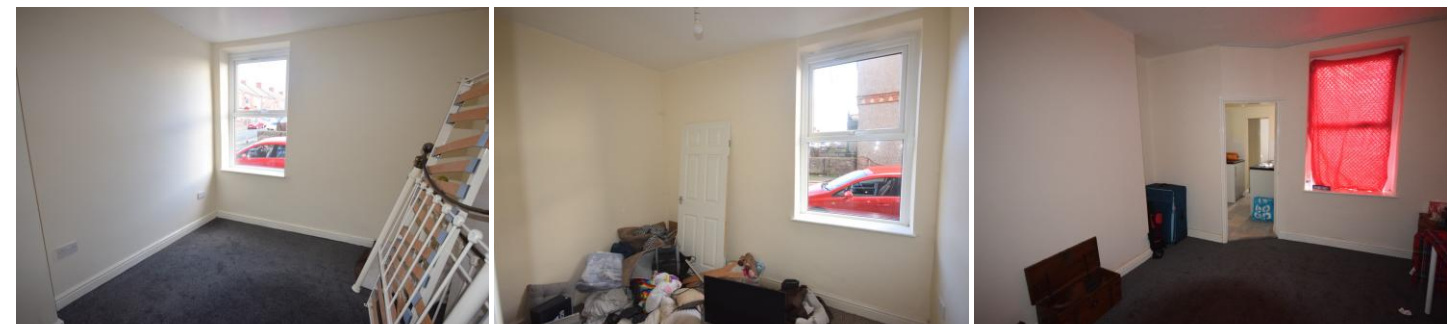
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ROSS

Estate Agencies



Egerton Court | Barrow-in-Furness | LA14 2TX

Asking Price £28,000

- Calling All Landlords, Property Developers
- Ground Floor Leasehold Flat (4yrs)
- Hallways, Lounge
- Kitchen, White Bathroom
- 2 Bedrooms
- CH, Some UPVC DG
- Sold With Tenant In-Situ
- Grade II Listed Building
- Management Fee £1600.00
- Council Tax Band A





Property Description

Calling all landlords/property developers. We are pleased to bring to the market this ground floor leasehold flat on Barrow Island, close to local amenities, transport links, school and local employer BAE. The property comprises of entrance hall area, lounge, fitted kitchen, white bathroom and 2 bedrooms. The property benefits from central heating, some UPVC double glazing. The property is grade II listed which restricts some updating, there's also a management fee. The property is being sold with tenant in-situ

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/dragon.goats.neon>

FRONTAGE

Ground floor flat, no electric, door to

ENTRANCE HALL

Doors to

LOUNGE

13' 6" x 13' 4" (4.12m x 4.08m)

Wooden double glazed window and radiator

KITCHEN

Double glazed wooden window, fitted wall base units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, tiled splash and open to

UTILITY AREA

Boiler and door to

BEDROOM 1

11' 11" x 10' 10" (3.64m x 3.32m)

Double glazed window and radiator

BEDROOM 2

10' 11" x 7' 11" (3.34m x 2.43m)

Double glazed window and radiator

BATHROOM

1 Double glazed frosted window, radiator, 1 double glazed wooden window, fitted white 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head and part panelled walls

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out

