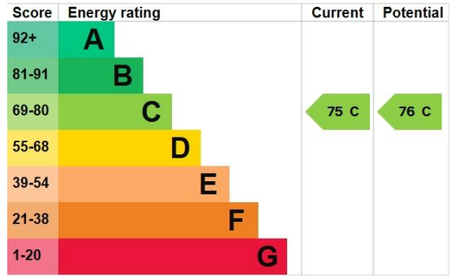
Lucy Boardman (Formerly Lloyds Bank) -

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.



Tenure

Freehold

Council Tax Band

D

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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.

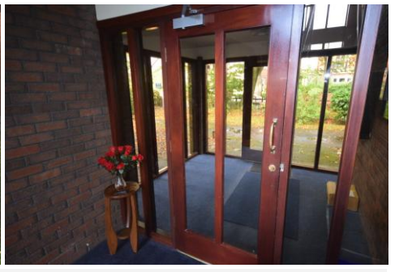
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Saturday 9am – 12 noon
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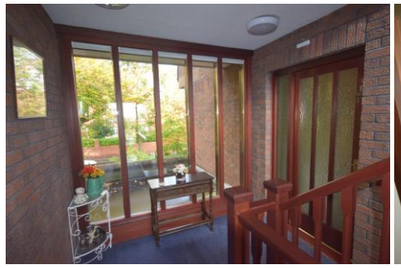




Dalmore Court | Barrow-in-Furness | LA13 9UP

Asking Price £185,000

- Leasehold 1st Floor Apartment
- Set In Communal Mature Gardens
- Communal Entrance, Hallway
- Spacious Lounge With Balcony With Views
- Fitted Kitchen/Diner
- 2 Double Bedrooms
- 4-Piece Suite Bathroom
- CH, DG, Double Garage
- Management Fee & Lease TBC By Solicitor
- Council Tax Band D





Property Description

We are pleased to bring to the market this first floor leasehold apartment in a purpose-built apartment block named Dalmore Court, off Croslands Park, between Abbey Road and Rating Lane. The property is surrounded by mature, pleasant gardens with seating areas, lawned area and trees. Parking surrounds the apartments and this property comes with a double garage to the rear.

The property comprises of entrance hallway leading to the spacious lounge with balcony, pleasant views and fitted kitchen/diner, 2 double bedrooms and a 4-piece suite bathroom. The property benefits from central heating, double glazing and is being sold with vacant possession. Management Fee £100pcm and Lease term 999yrs.

Viewings are highly recommended as the property is in need of updating and modernising, this is reflected in the price.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Dalmore Court is set in its own communal mature grounds, purpose built two blocks of apartments, off Croslands Park, off Abbey Road

COMMUNAL ENTRANCE PORCH

Leading to communal hall/stairs, No4 is on the 2nd floor, door to

HALLWAY

Radiator, coved ceiling, storage cupboards and doors to

LOUNGE

20' 8" x 20' 4" (6.32m x 6.22m)

Double glazed windows with pleasant views, double glazed patio doors to balcony, coved ceiling, 2 radiators, feature fire surround with fire and door to kitchen

KITCHEN/DINER

9' 11" x 12' 8" (3.03m x 3.88m)

Double glazed window, fitted wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, glass display unit and tiled splash

BEDROOM 1

11' 8" x 13' 1" (3.58m x 4.00m)

Double glazed windows with views over communal gardens, radiator and built-in mirrored wardrobes

BEDROOM 2

Double glazed window with views over communal gardens and radiator

BATHROOM

Double glazed window, 3-piece suite, low level WC, hand wash basin with taps/vanity unit, panelled enclosed bath, shower cubicle with shower, radiator and tiled splash

COMMUNAL GARDEN AREA

Surrounded by communal landscaped garden with extensive lawned areas, seating areas with mature plants/shrubs/trees and access paths

GARAGE

16' 0" x 18' 2" (4.90m x 5.55m)

Double garage, storage cupboards and power/light (from the back garden gate, 3-up, next to the bin store)

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 Plus VAT **This is non refundable once the AML check has been carried out**

