



## Lower Bentham

£195,000

11 Millers Ford, Lower Bentham, Lancaster, LA2 7BF

Set within a well-maintained development, 11 Millers Fold is a beautifully presented first-floor apartment offering well-balanced two bedroom, two bathroom accommodation in the heart of Low Bentham.

### Quick Overview

Large shared garden overlooking River  
Wenning  
Sold fully furnished  
Open Plan Living  
Two Bedrooms & Two Bathrooms  
Modern Decor Throughout  
First Floor Balcony  
Allocated Parking for Two Cars  
Electrical car charging point  
Offered with No Onward Chain  
Superfast Broadband Available



2



2



1



B



Superfast  
broadband



Allocated parking

Property Reference: KL3724



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen

Low Bentham is a charming village situated on the edge of the Yorkshire Dales, offering a peaceful rural setting. The village benefits from a range of local amenities including shops, pubs and a primary school, with excellent transport links via the nearby railway station providing access to Lancaster and Leeds. Surrounded by beautiful countryside, Low Bentham is ideal for those seeking a balance of village life and outdoor pursuits.

The property is approached via a communal entrance, with access to a car park providing allocated parking, alongside a pleasant footpath through the development. Upon entering the apartment, a welcoming hallway provides access to the living spaces, along with a useful storage cupboard.

Bedroom one is a spacious double room, featuring a large window allowing for plenty of natural light, along with integrated wardrobes and space for additional furnishings. The room is complemented by a modern three-piece en suite, comprising a shower, W.C. and wall-hung sink.

Further along the hallway is bedroom two, a smaller double or twin room, also benefitting from a fitted wardrobe. The main bathroom is modern and well-appointed with a bath, wash hand basin and W.C., finished with part tiled walls.

The heart of the home is the open plan kitchen/living/dining space, offering a light and airy environment ideal for both relaxing and entertaining. Sliding doors open onto the balcony, enjoying a pleasant outlook over mature trees. The room also benefits from decorative coving and ample space for furnishings. The kitchen area is fitted with a range of wall and base units, complementary work tops and a tiled splashback, incorporating a sink and drainer, integrated Neff oven and a four-ring hob.

All in all, 11 Millers Ford presents a wonderful opportunity to acquire a well presented apartment ready to move into with it being available with all furniture, in a countryside village location, close to local amenities.

#### Accommodation with approximate dimensions:

**Open Plan Kitchen/Living/Dining Room** 23' 9" x 14' 2" (7.24m x 4.32m)

**Balcony** 12' 8" x 5' 4" (3.86m x 1.63m)

**Bedroom One** 11' 10" x 12' 10" (3.61m x 3.91m)

**Bedroom Two** 10' 0" x 10' 7" (3.05m x 3.23m)

#### Property Information

**Parking** Two allocated parking spaces.

**Tenure** Leasehold. Subject to a 999 year lease dated 30th June 2005. A copy of the lease is available for inspection at the office.

We have been advised all leaseholders share the freehold, and the management company is made up of the leaseholders.

Please note, there is a service charge payable of approximately £1650.00 per annum, this is subject to review, and there is also a peppercorn rent. There is a Reservation Fund Contribution of approximately £30,000.



En Suite



Bedroom Two

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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