

LEASEHOLD



FLAT 2, 81 THE ELLERS, ULVERSTON, LA12 0AQ

£180,000

FEATURES

Superior First Floor
Apartment

Balcony With Hoad
Monument Views

Well Presented Throughout

Gas CH System & UPVC DG

Vestibule & Utility Room

Fantastic
Kitchen/Lounge/Dining
Room

Two Double Bedrooms

Luxury Bathroom

Allocated Parking Space

Early Inspection Advised



1



1



2



Off Road
Parking



Well-presented first-floor apartment offers an excellent opportunity for first-time buyers, couples or investors, occupying an established and popular residential setting within Ulverston. Comprising of generous lounge/dining room, fitted kitchen/diner, separate utility room, two double bedrooms and bathroom, complemented by modern decor and double glazing throughout. Private balcony, which provides a surprisingly generous outdoor space, easily accommodating a seating area. From here, residents can enjoy fantastic views towards the iconic Hoad Monument, creating an ideal spot for enjoying the sunshine, reading a book or simply relaxing outdoors. Complete with allocated parking, adding further convenience. Offering well-proportioned accommodation, attractive outdoor space and a desirable Ulverston location, this apartment represents an appealing proposition for those seeking a comfortable home or a sound investment opportunity.

Accessed through the main apartment door opening to:

ENTRANCE VESTIBULE

Staircase to:

HALL

Access to lounge/diner, natural timber balustrading and two windows provide excellent natural light.

Door to:

UTILITY ROOM

4' 4" x 10' 10" (1.32m x 3.3m)

Fitted with a range of base units with worktop over incorporating inset sink. Wall mounted boiler for the hot water and heating system and uPVC double glazed window to side.

KITCHEN/LOUNGE/DINING AREA

15' 3" x 27' 2" (4.65m x 8.28m)

Kitchen Area

Fitted with a range of cream shaker-style base, wall and drawer units with dark worktop over incorporating sink and drainer and stainless-steel handles. Integrated electric oven and hob with extractor over, plus space for freestanding appliances. UPVC double glazed window to side and open aspect to:

Lounge Area

Good sized space with UPVC double glazed windows to front and side as well as a set of patio doors giving access to the balcony providing an excellent connection to the property's generous outdoor space. Herringbone-effect flooring to the whole of the room.

BALCONY

8' 11" x 33' 0" (2.72m x 10.06m)

Providing a substantial private outdoor space, ideal for seating and entertaining. Enjoying an elevated position, it benefits from far-reaching views across the surrounding area, including an impressive outlook towards the Hoad Monument. The paved balcony is enclosed for privacy and shelter, creating a useful and enjoyable space for relaxing, dining or enjoying the sunshine.

INNER HALL

Access to both bedrooms and bathroom.



BEDROOM

11' 8" x 13' 4" (3.56m x 4.06m)

Well-proportioned double room with uPVC double glazed window, recessed ceiling spotlights, radiator and pleasant outlook.

BEDROOM

9' 0" x 13' 3" (2.74m x 4.04m) widest points

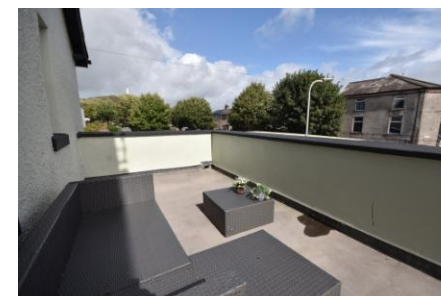
Good-sized second double room with uPVC double glazed window offering a pleasant outlook, radiator and recessed ceiling spotlighting.

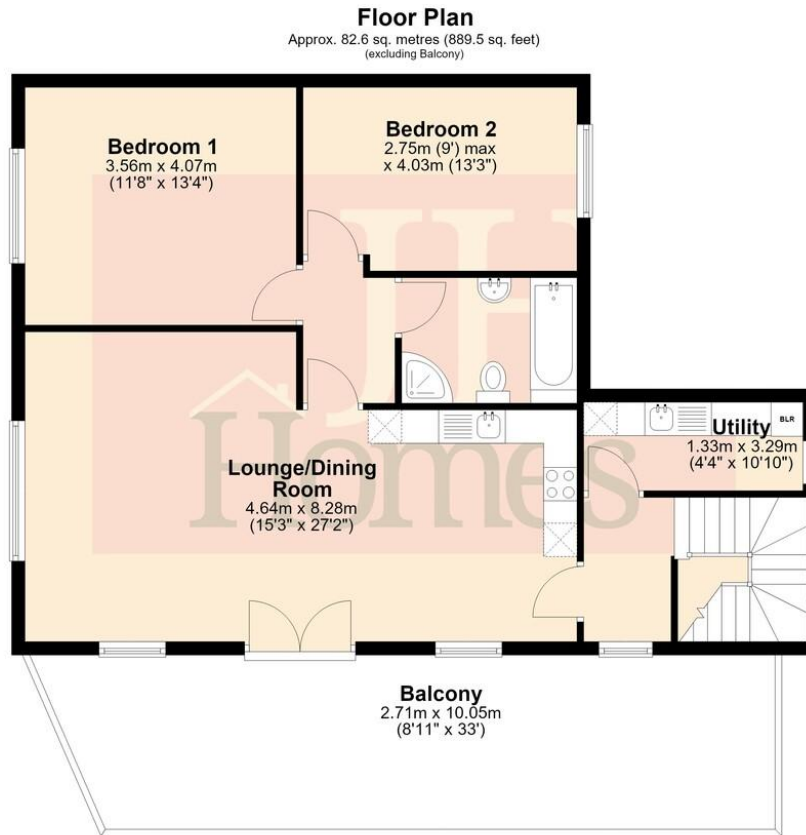
BATHROOM

Fitted with a modern white four piece suite, comprising of panelled bath with shower fittings, pedestal wash hand basin, corner shower cubicle and low-level WC. White wall tiling with a decorative mosaic-style border surrounds the bath, complemented by neutral ceramic floor tiling.

EXTERIOR

Allocated parking offering added convenience for residents.





Total area: approx. 82.6 sq. metres (889.5 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Leasehold – Please contact the office for further details.

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: To include gas, water, drainage and electric

DIRECTIONS:

From the office of JH homes proceed down the Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Garage on your left-hand side. Continue towards the bottom of the Ellers where the property can be found on the left-hand side just before the junction. The property can be found by using the following "What Three Words"

<https://w3w.co/taker.failed.lazy>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

