



**64 BOWLAND VIEW, HIGH BENTHAM**  
**75% SHARED OWNERSHIP £136,875**



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## **64 BOWLAND VIEW, SCHOLARS RISE, HIGH BENTHAM, LANCASTER, LA2 7FS**

A very well appointed one double bedroom, third floor apartment, located in an enviable position within this recently constructed development. 75% shared ownership with Housing 21.

The apartment offers light and airy accommodation, featuring a balcony with superb views towards Ingleborough. Perfect for relaxing and enjoying the views.

Decorated and presented to a good standard with modern kitchen with integral appliances, large shower room and spacious lounge/kitchen and one double bedroom.

The property benefits from having double glazed windows and gas fired central heating.

Residents can enjoy the communal facilities including a communal lounge, on site hair salon, café, parking and shared garden areas.

Well worthy of internal inspection to appreciate the quality of the apartment and the concept of Bowland View.

### **ACCOMMODATION COMPRISES:**

#### **Entrance Hall:**

Shared communal entrance/reception with staircase and lift. Solid entrance door, spacious entrance hall, access to lounge, bedroom and shower room, large cloaks cupboard.

#### **Lounge/Kitchen:**

Open plan room with lounge area to one side and kitchen to the other.

#### **Lounge Side:**

14'4" x 15'4" (4.36 x 4.67)

Upvc double glazed door with access onto the balcony, superb views towards Ingleborough, electric fire within wood fire surround, radiator.



#### **Kitchen Side:**

8'10" x 10'0" (2.69 x 3.04)

Range of modern kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl sink with mixer tap, recessed spot lights, electric hob, electric oven, extraction hood.





### **Double Bedroom:**

10'6" x 14'0" (3.20 x 4.26)

Double sized bedroom, double glazed windows, gas fired central heating boiler, radiator, access to bathroom.



### **Shower Room:**

8'2" x 7'0" (2.48 x 2.13)

Accessed off the hallway and bedroom, floor drain, tiled floor, shower over off the system, WC with hidden cistern, wash hand basin.



### **OUTSIDE:**

Superb balcony accessed off the lounge with fantastic views. Parking is available within shared parking court.

### **Tenure:**

Leasehold 999 years assignable lease from 1<sup>st</sup> April 2021.

### **Eligibility Criteria:**

55+

### **Amenities:**

Communal lounge, restaurant, hair salon, laundry, residents garden, buggy store.

### **Services:**

Full time housing and care manager service, Monday to Friday, 9am to 5pm. On site care staff 24/7.

### **Pet Friendly:**

Housing manager to provide details on each individual case.

### **75% Share Price:**

£136,875 as per RICS valuation provided by the seller. A copy is available at NWA Bentham office.

### **Resale:**

There are administration fees and commission fees applicable on re-sale (please ask for details).

**Purchase:**

The property is shared ownership; the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously. Proposed purchasers' details to be approved by Housing 21.

**Purchase Procedure:**

Should you wish to make an offer then please contact NWA and your details will be submitted to Housing 21.

**Services:**

All services are connected to the property. The new owner is to choose own suppliers for water, gas and electric.

**Service Charges:**

2026/2027 £312.15 per month

**Council Tax:**

Band B payable to local authority.

**Directions:**

Leave the Bentham office and go up the Main Street and left onto Robin Lane, take the next Right into Bowland View. A member of staff from NWA will show you to the apartment.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is good.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that there is a low risk.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ



Apartment 64, Bowland View Scholars Rise Bentham LANCASTER LA2 7FS		Energy rating <b>B</b>
Valid until <b>7 March 2032</b>	Certificate number <b>6732-2637-6000-0038-3202</b>	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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