



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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Schooner Street | Barrow-in-Furness | LA14 2SF

Asking Price £22,000

- Top Floor Flat
- Cash Buyers Only
- Close To Local Employer BAE
- Ideal Addition To Rental Portfolio
- Entrance Hallway





Property Description

Calling all landlords / property developers. We are pleased to bring to the market this top floor flat in Barrow island maritime apartments. Close to local amenities transport links and local employer BAE. The property comprises of communal stairs leading to the top floor entrance hallways with access to a spacious lounge, fitted kitchen, 3 piece suite white bathroom and double bedroom. The property benefits from central heating, parking with permit from Westmorland Council. The property is being sold with tenant in-situ.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/monks.awake.belly>

FRONTAGE

Door to

ENTRANCE HALL

Storage area, doors to

LOUNGE

13' 7" x 12' 2" (4.15m x 3.73m)

Window, radiator and door to kitchen

KITCHEN

Window, fitted wall base drawer units with worktops to compliment stainless steel sink unit with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, tiled flooring, plumbing for washer, open to

UTILITY AREA

Boiler, tiled flooring, door to bathroom

BEDROOM 1

11' 7" x 12' 10" (3.55m x 3.93m)

Window and radiator

BATHROOM

Frosted windows, 3 piece suite low level WC, pedestal hand wash basin, with work tops, paneled enclosed bath with mixer taps/shower head, paneled walls, tiled flooring

AGENT 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 **

