

Bela Forge, Park Road,
Milnthorpe, LA7 7RE

£107,438 (95.5% of Full Market Value)

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Located on the ground floor with a patio area to the rear, this one bedroom flat is an ideal first time buy. Available on a percentage ownership scheme, the property is offered for sale at 95.5% of the full market value. There is a good sized double bedroom, a dining kitchen and lounge with patio doors to the rear. To the front is an allocated parking space and faces onto trees, beck and playing fields to the rear. Viewing is essential to fully appreciate. Local Occupancy criteria applies, please ask for further details.

Westmorland House, The Square, Milnthorpe, LA7 7QJ

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Ground Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Accommodation

From the communal entrance a wooden front door leads into:

ENTRANCE HALL

Having a large walk in cupboard with a light and hot water cylinder. Ceiling light and doors to all accommodation.

LOUNGE

12' 6" x 11' 3" (3.81m x 3.43m)

Sliding patio doors to the rear elevation. Laminate style flooring, a ceiling light and an electric storage heater.

KITCHEN/DINER

10' 10" x 9' 6" (3.3m x 2.9m)

UPVC double glazed window to the rear aspect. Fitted with white base and wall units with marble effect worktops and stainless steel sink with drainer. Space for an electric cooker with canopy over, space for a fridge/freezer and plumbing for a washing machine. Electric storage heater and a ceiling light.

BEDROOM

11' 4" x 9' 1" (3.45m x 2.77m)

A UPVC double glazed window faces the front aspect overlooking the development. Laminate flooring, a ceiling light and wall mounted electric heater.

BATHROOM

7' 11" x 6' 3" (2.41m x 1.91m)

Frosted UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and a WC. Wall mounted electric heater and a ceiling light.

EXTERNAL

To the front of the property is an allocated parking space with visitors spaces at the end of the development. To the rear is a compact private patio space with mature clematis climbing over the rear fence. Bounded by trees, the playing field and a small beck the patio has space for furniture and for a washing line.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Leasehold. Communal Charges for maintenance apply. Available at 95.5% of Full Market Value and subject to Local Occupancy Requirements, please ask for further details.

Council Tax Band: A

EPC Grading: D

Milnthorpe is a semi rural village with a thriving community and of interest to those wanting countryside, seashore and wildlife on their doorstep. Conveniently placed for easy access onto the M6 motorway from junctions 36 or 35 and into the Barrow peninsular. This property is within easy distance of the village Square with the market, schools, nursery, shops.

Directions

From our offices in The Square, proceed straight across at the traffic lights onto Park Road. Continue past Booths and the football pitch, turning left into Bela Forge. The property is located to the left hand side half way along.

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