



4 BEETHAM HOUSE, BEETHAM, MILNTHORPE, LA7 7AP  
**£145,000**

**MILNE MOSER**  
SALES + LETTINGS

## 4 BEETHAM HOUSE, BEETHAM, MILNTHORPE, LA7 7AP



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PARKING

### OVERVIEW

Located to the ground floor of an elegant period house, this two bedroom flat is perfect for buyers looking to put their stamp on a property. Recently redecorated in neutral tones, there is scope to personalise further once moved in. Gas centrally heated and double glazed and the flat also boasts a private patio area to the rear along with communal courtyard and garden areas surrounding the property. Both bedrooms are doubles and there is a lounge with patio door, kitchen and separate utility space. There is built in storage throughout the flat with large cupboards, built in wardrobes and shelving in both the bedrooms and hallways. Beetham House is divided into apartments on the fringe of the village and close to Beetham Garden Centre. Surrounded by maintained grounds, there is allocated residents and visitor parking areas, lawned gardens and mature woodland. No onward chain.

### ACCOMMODATION

From the front parking area, a shared entrance with flat 5 (first floor) leads to a wooden front door and into:

### ENTRANCE HALL

Having a telephone point, three wall lights and a radiator. Large walk in cupboard with light and shelving.

### BEDROOM

7' 8" x 17' 10" (2.34m x 5.44m) max

A double glazed window faces the rear aspect and there is a ceiling light and radiator. Equally suited as a study if required, there is built in shelving, a desk area and drawers.

### INNER HALLWAY

15' x 7' 7" (4.58m x 2.30m)

A generous space with two built in cupboards (one with light) and overhead storage. Alcove with space for coats, radiator and a ceiling light.





#### LOUNGE

10' 1" x 18' 2" (3.07m x 5.54m)

A double glazed door with adjacent windows leads to the patio at the rear. Two wall lights, a telephone point, television aerial cabling to point and a radiator.

#### KITCHEN

8' 1" x 8' 6" (2.46m x 2.59m)

Facing the front aspect, the kitchen is fitted with white base and wall units with wood style worktops and tiled splashbacks. White sink with drainer, plumbing for a dishwasher, space for a cooker and space for an undercounter fridge. Double glazed window and a ceiling light.

#### UTILITY ROOM

3' 10" x 9' 10" (1.17m x 2.99m)

A double glazed window to the side aspect and external door. Double cupboard, worktop, plumbing for a washing machine and wall mounted Worcester boiler. Radiator and ceiling light.

#### BEDROOM

11' 6" x 10' 9" (3.50m x 3.27m) including wardrobes

A double glazed window to the side aspect. Three built in double wardrobes with sliding doors, a ceiling light and radiator.

#### BATHROOM

6' 5" x 6' 6" (1.97m x 1.99m)

Frosted double glazed window. White suite comprising bath with shower over, a pedestal wash hand basin and WC. Tiling to the walls, shaver point, radiator and a ceiling light.

#### EXTERNAL

To the rear and side of the property and accessed from the lounge and utility room, is a private courtyard/patio area with space for a small shed, seating and pots.

The managed grounds are mainly to the rear of the main house with gardens leading down to the River Bela, lawned areas, mature shrubbery and a greenhouse. To the front of the property is a courtyard parking area for residents with visitors parking located at the main entrance.

#### GENERAL INFORMATION

Mains Services: Water, Gas and Electric. Shared and maintained septic tank

Tenure: Leasehold. 999 year lease from 1981. Monthly management charge is £133 per month. Sinking Fund contribution £35.75 per month

Council Tax Band: C

EPC Grading: C







Ground Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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