

PT85 / RPB01999

Toby Jug Apartment 7B Station Road High Bentham Nr Lancaster LA2 7LH



**Potential (subject to planning permission) to divide into two separate apartments/
or create a ground floor retail area.**

Price: FURTHER REDUCED FOR A QUICK SALE to £75,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

An extremely spacious and much larger than average first floor 3 bedroomed apartment incorporating full sealed unit double glazing, generous ground floor store room/entrance which has formerly been utilized as a garage.

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Accommodation Comprising: (full sealed unit double glazing and gas central heating installed)

Ground Floor:

**Former Garage/
Storeroom Entrance:**
36'9 x 7'7 (11.20m x 2.31m)



Water meter, gas meter, centre light.



¼ Landing:

Storage cupboard incorporating gas central heating boiler.

First Floor:

Landing:
17'6 x 7'2 max approx
(5.33m x 2.18m max approx)

Centre light, smoke alarm, airing/cylinder cupboard with immersion heater, 2 centre lights, radiator, large velux roof window.

Bedroom 1:
15'10 x 7'11 (4.83m x 2.41m)

Built in wardrobes, centre light, radiator.



Lower Landing:
17'2 x 2'11 (5.23m x 0.89m)

Built in storage cupboards, centre light, smoke alarm.

Lounge:
17'8 x 12' (5.38m x 3.66m)

Feature stone built fireplace housing electric stove, 2 radiators, wall lights, centre light, TV point.

Bedroom 2:
14'5 x 7'7 (4.39m x 2.31m)

Built in wardrobes, centre light, radiator.



Bedroom 2



Lounge

W.C:

4'3 x 4' (1.30m x 1.22m)

Wash hand basin, tiled dado, centre light, auto vent.



Dining Kitchen:

13'11 x 8'9

(4.24m x 2.67m)

Newly fitted cupboards and units incorporating stainless steel single drainer sink unit, plumbed automatic washer and dish-washer recess, free standing electric cooker with overhead extractor hood and work surfaces with tiled splashbacks, panelled dado, 2 centre lights, smoke alarm, walk in pantry cupboard (3'3 x 3'1) with centre light.



Inner Landing:

6'7 x 2'8 (2.01m x 0.81m)

Radiator, smoke alarm.

Bedroom 3:

15'6 x 9'7 (4.72m x 2.92m)

Built-in wardrobes, centre light, radiator.



Bathroom:

11'8 x 8'10 (3.56m x 2.69m)

Newly fitted 3 piece bath suite plus shower cubicle. Tiled splashbacks.



Outside:

Pavement Frontage

Services: Mains water, electricity, gas and drainage connected.

Tenure: Leasehold - 999 year lease from November 1989 (974 years remaining).

Council Tax Band: (A) verbal enquiry only.

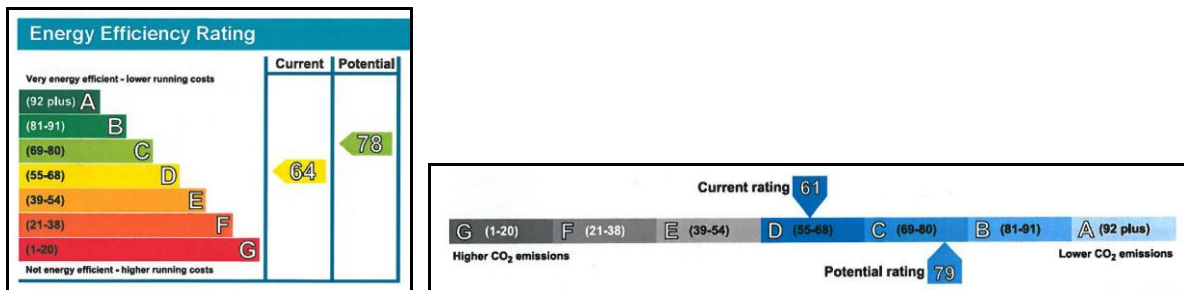
Solicitors: Oglethorpe Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale. Tel. 015242 71388.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

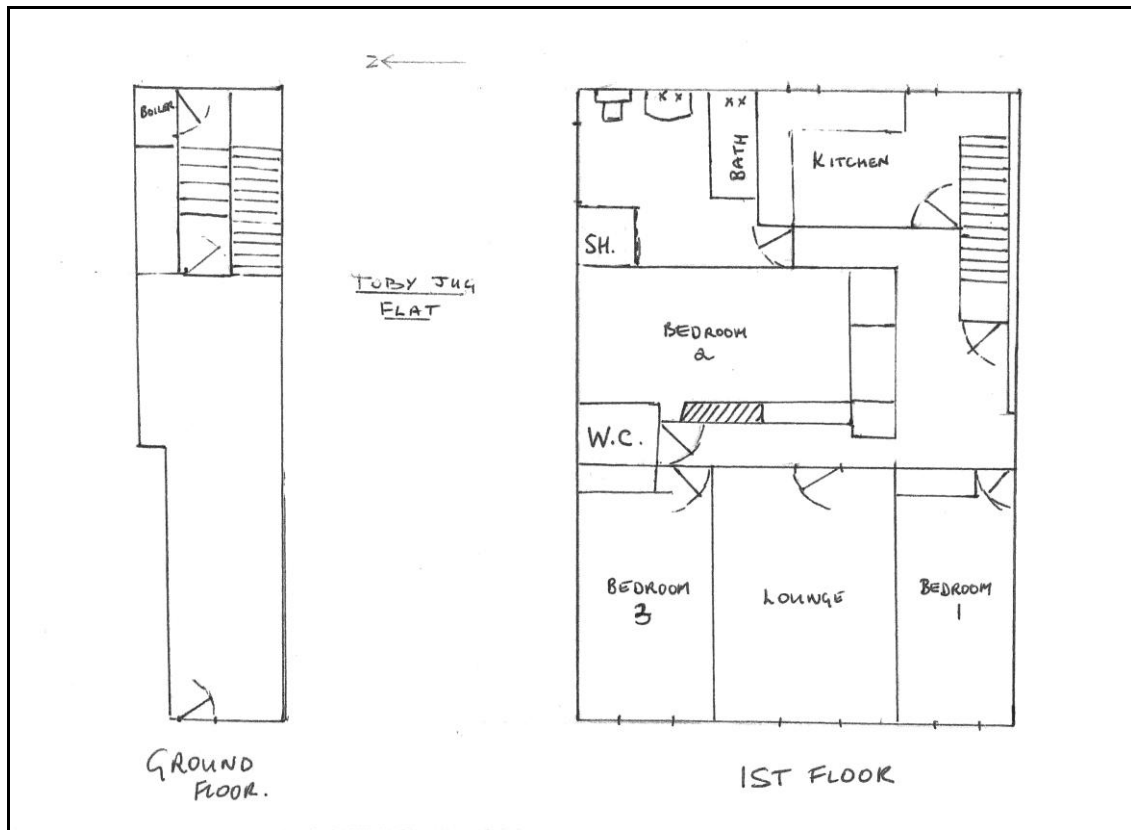
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Energy Performance Certificate



Floor Plan



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