

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 to £75,000 Region FOR A QUICK SALE**

**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.

Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54



**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.

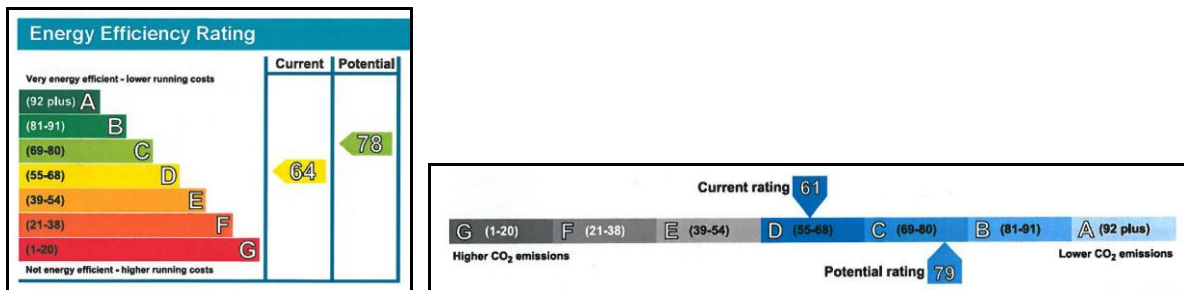
**Solicitors:** Oglethorpe Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale. Tel. 015242 71388.

**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.**

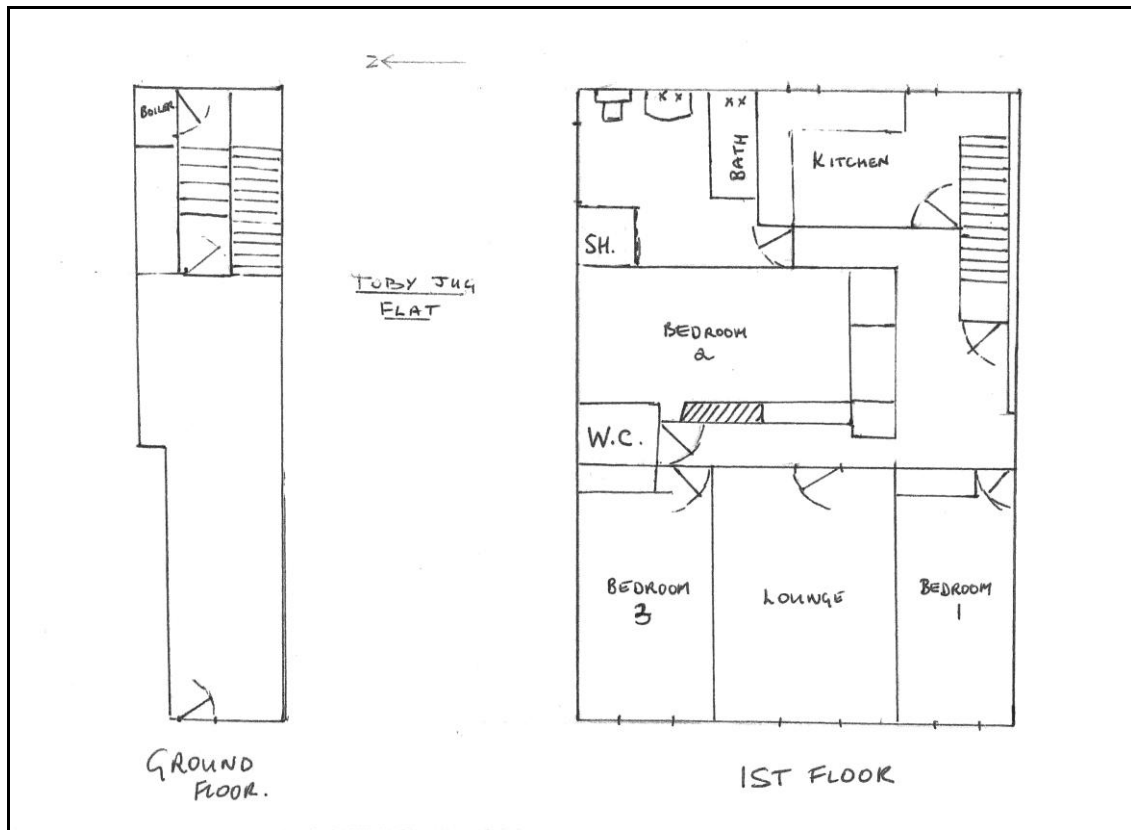
*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

**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



#### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.