

## ACCOMMODATION IN DETAIL

### TENURE

Leasehold. Residue of a 999 year term lease. Full details to be obtained from the seller's Solicitor.

### SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band D. Amount payable for the financial year 2012/2013 being £1,530.03. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

### SERVICE CHARGES

There is a service charge of £800.00 per annum. This is paid quarterly to the Princes Court Residents Association which includes external repairs and decorations, cleaning and maintenance of the communal areas, window cleaning and buildings insurance. Full details can be obtained from the vendors solicitor.

### DIRECTIONS

From Jessops Estate Agents proceed along Lancaster Road towards Morecambe and turn second right (just before Hall Park) into Bare Lane. At the junction, turn right again, continuing further along Bare Lane for approximately 400m, continue over the railway crossing and continue heading towards Princes Crescent. The Princes Court development is on your left hand side just past The Dog and Partridge public house. No.1 is accessed off Bare Lane.

### AGENTS NOTES

Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to

you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified.

Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase.

Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

  
**Jessops**  
estate agents



### **1 Princes Court Bare Lane, Bare, Morecambe, LA4 6DE**

Spacious two bedroom ground floor apartment situated in this prestigious purpose built development, within easy walking distance of Princes Crescent, the sea front promenade, Bare Lane railway station and Happy Mount Park. The accommodation is fully double glazed, gas central heated and briefly comprises: communal entrance and hallway with private entrance into the hallway with floor to ceiling cupboard, bay-fronted lounge, kitchen diner with built-in double electric oven & hob, master bedroom with en-suite bathroom/wc, second double bedroom and fully tiled shower room/wc. Outside there are communal gardens with bin store and there is a single garage located in a block of six to the rear. Of interest to semi-retired / retired buyers seeking a low maintenance property in this highly sought after and convenient location. Offered for sale with vacant possession and no chain.

**Price Guide – Offers Around £139,950**

(Subject to Contract)

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## ACCOMMODATION IN DETAIL

### COMMUNAL FRONT ENTRANCE

Canopy over. Timber framed door with two inset patterned double glazed panels, full height side light windows leading into:

### COMMUNAL HALLWAY

Mail box. Three ceiling light points. Two power points. Staircase leading to upper floors. Private door giving access into:

### HALLWAY

Spacious hallway. Telephone Intercom system. Double panel central heating radiator. Large walk-in floor to ceiling storage cupboard providing hanging space and shelving, also houses the electric meter and fuse box. Telephone point. Original coving. Three ceiling light points. Two power points.

### LOUNGE (5.22m x 4.33m into bay) (17'2" x 14'2")

Timber framed compass bay window with opener to the front elevation, fitted roller blinds. Further uPVC double glazed window to the side elevation, fitted venetian blind. Gas fire mounted on a marble hearth with marble back and wooden surround. Single panel central heating radiator. Telephone point. Television aerial. Two wall light points. Original coving. Ceiling light point. Six power points.



**KITCHEN (3.55m x 2.98m) (11'8" x 9'9")**  
Timber framed double glazed window with opener to the rear elevation. Range of base, drawer and wall units in white with complementary working surfaces and corner display. Built-in electric double electric oven and four burner gas hob. Wall mounted Worcester gas central heating boiler. Plumbed for automatic washing machine. Tiled to all four walls. Original coving. Double panel central heating radiator. Television aerial. Fluorescent ceiling strip light. Nine power points.



### MASTER BEDROOM (4.10m x 2.99m) (13'6" x 9'10")

Timber framed double glazed window with opener to the rear elevation. Single panel central heating radiator. Three floor to ceiling fitted wardrobes to one wall providing hanging space and shelving. Original coving. Ceiling light point. Six power points.



### EN-SUITE (2.97m maximum x 1.37m maximum) (9'9" x 4'6")

Timber framed patterned double glazed window with opener to the rear elevation, fitted roller blind. Three piece suite comprising twin grip bath with mixer tap, pedestal wash hand basin and low flush wc. Full height tiled to all four walls. Mirror fronted bathroom cabinet. Shaver socket. Single panel central heating radiator. Original coving. Ceiling light point.



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### BEDROOM TWO (3.84m x 2.59m up to wardrobes) (12'8" x 8'7")

Timber framed double glazed window with opener to the side elevation. Double panel central heating radiator. Built-in fitted wardrobes to one wall providing a range of hanging space and shelving. Original coving. Ceiling light point. Six power points.



### SHOWER ROOM (1.92m x 1.82m maximum) (6'4" x 6'0")

Timber framed patterned double glazed window, fitted roller blind. Three piece suite comprising shower with Mira shower above and tri-fold shower screen, pedestal wash hand basin and low flush wc. Tiled to full height to all four walls. Double panel central heating radiator. Wall mounted mirror fronted bathroom cabinet. Two electric shaver points. Floor to ceiling storage cupboard with a single panel central heating radiator and shelving above.

