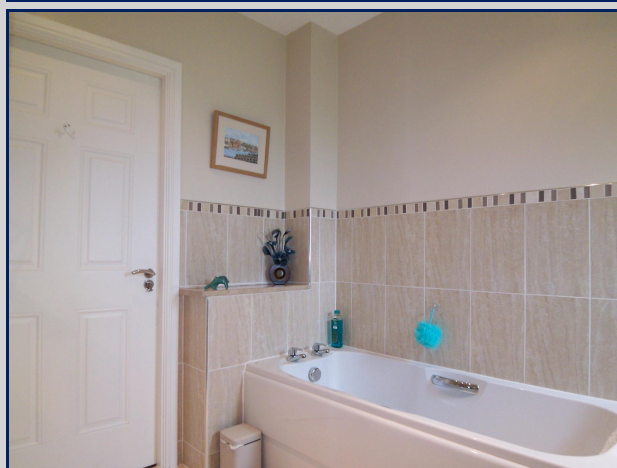


## ACCOMMODATION IN DETAIL

### BATHROOM (3.39m average x 3.28m average) (11'2" x 10'9")

Upvc patterned double glazed window with opener to the rear elevation, fitted ventian blinds. Modern four piece suite in white comprising a double walk-in shower enclosure with bi-fold glass shower screen, twin grip bath, wash hand basin set into a white high gloss vanity unit and low flush wc. Full height tiled to the shower and half height tiled to all four walls with a decorative border throughout. Chrome vertical heated towel rail. Wall mounted dimplex heater. Floor to ceiling storage cupboard with shelving. Four ceiling halogen down lighters.



### OUTSIDE THE PROPERTY

#### GARAGE

Located in a block of four to the rear of the property.

#### VIEWS



#### SERVICES

Mains water, mains drainage, mains electric. Local Authority Lancaster City Council. Council Tax Band C. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

#### TENURE

Leasehold with the residue of 150 years from 2007. Ground rent £50 per calendar month. Maintenance charge £178 per month which includes the maintenance of the grounds and communal areas, resident's private mini-bus, window cleaning and buildings insurance.

#### 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



## 7 Coniston House Badger Wood, Middleton, LA3 3FJ

Superb, two double bedroom first floor apartment situated within this prestigious development built in 2007 on the Middleton Towers Village with secure gated entrance with intercom system to every property. Offering high quality and spacious accommodation throughout, the property has uPVC double glazed windows throughout, electric storage heaters and has stunning views over Morecambe Bay to the Lakeland Hills and across to Blackpool tower. Briefly comprises: communal hallway and landing, private entrance into apartment 7 with hallway, lounge with feature fireplace and access onto the Juliet balcony, modern kitchen diner with built-in oven & hob, master bedroom with fitted wardrobe and en-suite wc, second double bedroom and fabulous modern four-piece bathroom/wc with walk-in shower. Outside, there are well maintained pleasant communal garden areas and the apartment has a garage located in a block of four with automatic up and over door. Of interest to buyers of all ages seeking a luxury apartment in this popular village location. Internal viewing is essential to appreciate the standard and size of accommodation on offer.

**Price Guide – Offers Around £159,950**

(Subject to Contract)

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

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## ACCOMMODATION IN DETAIL

### COMMUNAL HALLWAY

With stairwell and lift access to all floors.

### FIRST FLOOR PRIVATE ENTRANCE

#### HALLWAY

Wall mounted electric storage heater. Double floor to ceiling storage cupboard housing the high pressure water cylinder tank, electric meter and fuse box with shelving and light and power. Telephone entry com system. Cloak hooks. Karndean flooring. Coving around. Telephone point. Four ceiling halogen down lighters. Three power points.

### LOUNGE (5.73m x 5.24m maximum) (18'9" x 17'3")

Upvc double glazed door with Juliet balcony and views over Morecambe bay, fitted venetian blinds. Further upvc double glazed window with opener to the front elevation, fitted venetian blinds. Two full height feature light windows, one with opener to the front elevation, with views over Morecambe Bay. Feature fireplace with solid marble surround, back and hearth with inset coal effect electric fire. Two wall mounted electric storage heaters. Coving. Telephone point. Television aerial and sky point. Two ceiling light points. Six power points.



### KITCHEN DINER (4.84m x 4.34m average) (15'11" x 14'3")

Upvc double glazed window with opener to the front elevation, fitted venetian blinds. Further upvc double glazed window with two opener to the front elevation, fitted venetian blinds and views over Morecambe Bay. Modern range of base, drawer and wall units with light beech effect fronts and solid granite working surfaces in part to three walls. Inset single bowl stainless steel sink with mixer tap and drainer. Built-in double Zanussi double oven and grill with hotpoint induction hob with curved glass extractor hood with fan and light above. Plumbed for automatic washing machine. Space for a fridge freezer. Complementary lighting under the wall units. Tiled floor. Wall mounted electric storage heater. Tiled splash backs to the working surfaces. Ceiling light point. Four further halogen down lighters. Ten power points. Double French doors leading into the lounge.



## ACCOMMODATION IN DETAIL



### MASTER BEDROOM (4.27m x 3.22m maximum) (14'1" x 10'7")

Upvc double glazed sliding patio doors leading out on the balcony with views over The Trough of Bowland, Lancaster Ashton Memorial and The River Lune, fitted vertical blinds. Wall mounted electric storage heater. Built-in fitted wardrobe in part to one wall providing hanging space with storage shelving. Telephone point. Ceiling light point. Four power points.



### EN-SUITE WC (1.77m x 1.18m) (5'10" x 3'11")

Upvc patterned double glazed window with opener to the rear elevation, fitted venetian blinds. Two

piece suite in white comprising a wall mounted wash hand with tiled splash back and low flush wc. Floor to ceiling built-in wardrobe providing hanging space with storage shelving above. Chrome vertical heated towel rail. Wall mounted dimplex heater. Wall mounted extractor fan. Two halogen down lighters.



### BEDROOM TWO (3.83m x 3.45m) (12'7" x 11'4")

Upvc double glazed window with side opener to the front elevation. Wall mounted electric storage heater. Built-in wardrobe in part to one wall providing hanging space with storage shelving above. Television aerial point. Telephone point. Ceiling light point. Six power points.

