

ACCOMMODATION IN DETAIL



OUTSIDE THE PROPERTY

Pleasant garden areas surrounding the property with bin store area and allocated parking spaces to the rear with additional visitors parking bays.

TENURE

Leasehold. £102 payable per month. This includes window cleaning, building insurance, maintenance of the external areas and cleaning of the communal areas 1 or 2 times per week.

MORTGAGE ADVICE

We highly recommend HLT Mortgage and Protection Services for Independent Mortgage Advice. To arrange an appointment, please call 01524 423000.

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.

The logo for Jessops estate agents features a green house icon above the word 'Jessops' in a large, bold, blue font, with 'estate agents' in a smaller, green font below it.



26 Brambling Drive Heysham, LA3 2LH

Purpose built two bedroom second floor apartment built by Miller Homes in 2014. This property has uPVC double glazed windows throughout, gas central heating and briefly comprises: communal entrance with entrycom system, staircase to the second floor landing with private entrance into the hallway, open plan lounge/modern kitchen with built-in oven & hob and integrated fridge freezer & washing machine, master bedroom with en-suite shower room, second double bedroom and modern bathroom/wc. Outside there are pleasant gardens surrounding the property, allocated parking and additional parking visitors parking. Immaculately presented throughout, this property will appeal we feel to a range of buyers including the traditional first time buyer seeking a modern home on this ever popular development.

Sold with the residue of the NHBC Guarantee.

Price Guide – Offers Around £104,950

(Subject to Contract)

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COMMUNAL FRONT ENTRANCE

Communal front entrance with staircase leading to all floors with individual post boxes for all flats.

PRIVATE FRONT ENTRANCE

Timber front door leading into the:

HALLWAY

Single panel central heating radiator. Telephone entry com system. Wall mounted central heating thermostat and timer controls. Good size storage cupboard housing the fuse box with light point. Telephone point. Two ceiling light points. Two power points.

OPEN PLAN LOUNGE/KITCHEN (5.52m x 5.11m maximum) (18'1" x 16'9")

Two upvc double glazed windows with openers to the front elevation, fitted venetian blinds. Two double panel central heating radiators. Storage cupboard housing the central heating boiler. Television aerial point. Telephone point. Two ceiling light points. Nine power points.



KITCHEN AREA

Modern range of base, drawer and wall units with grey and white high gloss fronts with complementary working surfaces and matching splash backs in part to two walls. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Built-in Zanussi single electric oven with four burner gas hob, aluminium splash back and extractor hood with fan and light above. Integrated appliances include a fridge freezer and washing machine. Complementary lighting under the wall units. Ceiling light point with three halogen down lighters. Seven power points.



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MASTER BEDROOM (3.50m maximum x 2.83m) (11'6" x 9'3")

Upvc double glazed window with side opener to the rear elevation, fitted venetian blinds. Single panel central heating radiator. Built-in mirror fronted wardrobes with sliding doors providing hanging space and storage. Telephone point. Television aerial point. Ceiling light point. Six power points. Loft access.



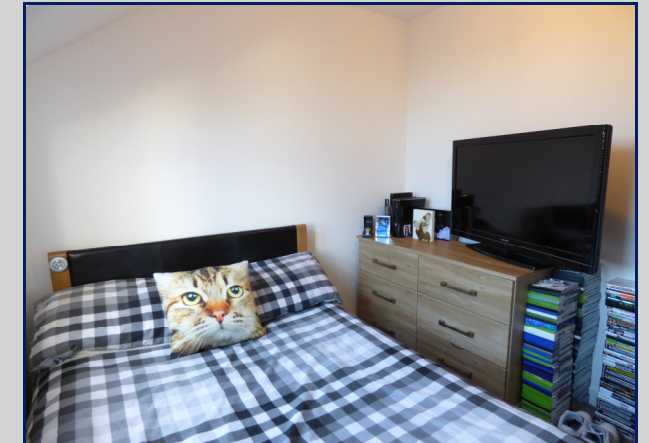
EN-SUITE SHOWER ROOM (2.32m maximum x 1.19m) (7'8" x 3'11")

Modern three piece suite in white comprising a double walk-in shower enclosure with mira electric shower above, pedestal wash hand basin and low flush wc. Chrome vertical heated towel rail. Full height tiled to the shower and half height tiled to one further wall. Two led down lighters. Ceiling extractor fan.



BEDROOM TWO (2.45m x 2.35m) (8'1" x 7'9")

Upvc double glazed window with side opener to the rear elevation, fitted venetian blinds. Single panel central heating radiator. Ceiling light point. Four power points.



BATHROOM (2.20m x 1.70m) (7'3" x 5'7")

Modern three piece suite in white comprising a bath with shower fitment, pedestal wash hand basin and low flush wc. Chrome vertical heated towel rail. Half height tiled to all four walls. Four led down lighters. Ceiling extractor fan.