



PROPERTY

Part of the Ulverston Auction Mart Group

Flat 11, Broughton Lodge
Dalton-in-Furness,
LA15 8RB
Reduced to £74,950



Built in 1877, and situated in a convenient location in close walking distance of Dalton town centre, this One Bedroom Ground Floor Apartment in a converted school house is an ideal purchase for those looking to relocate to the town.

The Accommodation Comprises: Kitchen, Living Room, Rear Hallway, Bedroom (double) and Shower Room



Externally, the property has an allocated parking space, use of the communal gardens and the benefit of two entrances. It is in need of a little updating but has lots of potential.

An ideal purchase for those looking to downsize and after an easy maintenance apartment in a peaceful communal setting.

- **Postcode** – LA15 8RB
- **Tenure** – Leasehold with a 999 lease. £80 per month service charge
- **Local Authority** – Barrow District Council
- **Council Tax Band** – A
- **Services** – Mains Electricity and Water.
- **Other** – Allocated car parking space.



The accommodation comprises;
External door to the Kitchen:
4.5m x 3.0m) with a range of
basic wall and base units with
work surfaces over and
stainless steel sink and
drainage. Dual aspect with two
uPVC double glazed windows,
space for washing machine,
Beko oven and ceramic hob,
storage cupboard and door to:

Living Room (6.1m x 2.9m) a
lovely, bright room with three
uPVC double glazed windows,
electric fireplace with wooden
surround and two wall heaters.

Door to the: Rear Hallway (1.7m
x 1.0) with a cupboard housing
the electricity metres, and water
tap and internal door to the
communal hallway (housing
post box, electric metres and
intercom phone system).



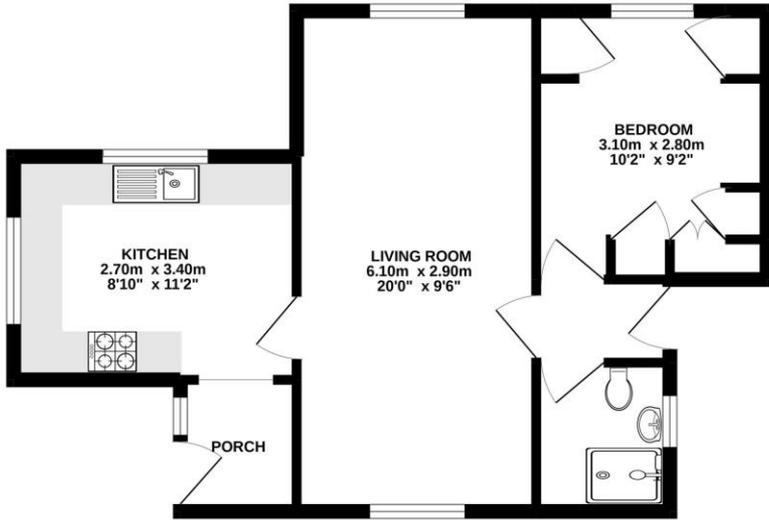
Doors to: Bedroom (3.1m x 2.9m) with an uPVC double glazed window overlooking the communal gardens, built in storage and wall heater.

Shower Room (2.0 x 1.7m) with a frosted uPVC double glazed window, low level W/C, pedestal sink and corner shower unit with Mira electric shower. Part grey tiled walls and tiled flooring. Dimplex wall heater.

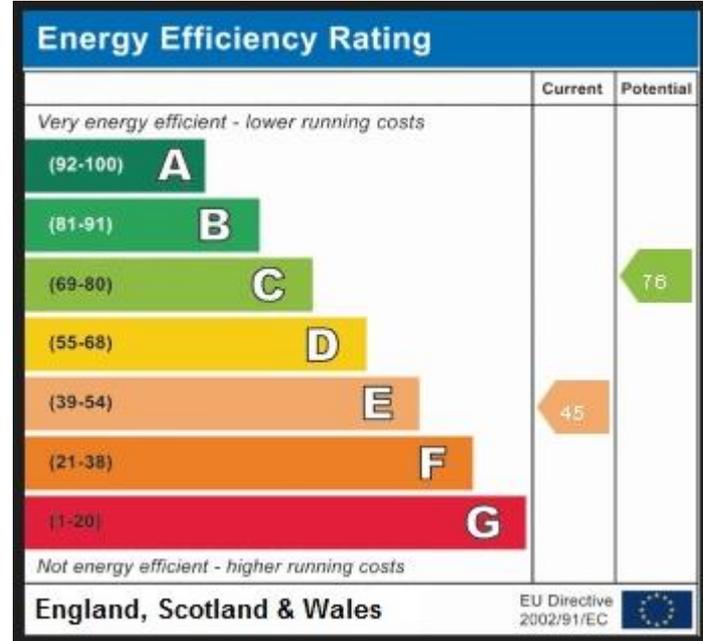
Outside, there is an allocated parking space (number 11), communal gardens and bin storage area. There is a monthly service charge payable to the Broughton Lodge Management Company for £80.00. There is also use of a secure cellar available for the storage of bulk items at a cost (via the management company). No pets allowed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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