

Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NO ONWARD CHAIN - This spacious, three bedroom flat has accommodation over two floors is ideal for an investor, family or first time buyer. The property does require updating but it boasts a well-designed layout that maximises space and functionality.

It has benefit of double glazed windows and is heated by storage heaters and comprises secure entrance, entrance hall, lounge and dining kitchen to the first floor with the three bedrooms and bathroom on the second floor.

Sandy Lane Shopping Centre and Medical Centre is a stones throw away. and this flat presents an excellent opportunity for those looking to invest in a property that combines a popular location with spacious living. Whether you are a first-time buyer or seeking a rental investment, this flat in Uppingham is sure to meet your needs. Don't miss the chance to make it your new home.

Grant of Probate awaited.

218 Uppingham, Skelmersdale, Lancashire WN8 8HG

Communal Entrance Hall

Secure entrance with stairs to the first floor

FIRST FLOOR

Communal Landing

Entrance Hall

Composite door opens into the spacious entrance hall with stairs to the second floor.

Lounge

15' x 11'6 (4.57m x 3.51m)

A spacious lounge with wall mounted storage heater and two double glazed windows.



Bedroom 1

8'9 x 13'2 (2.67m x 4.01m)

Fitted robes. Wall mounted storage heater.



Bedroom 2

11'10 x 6'1 (3.61m x 1.85m)

Wall mounted storage heater



Dining Kitchen

14'11 x 10'10 (4.55m x 3.30m)

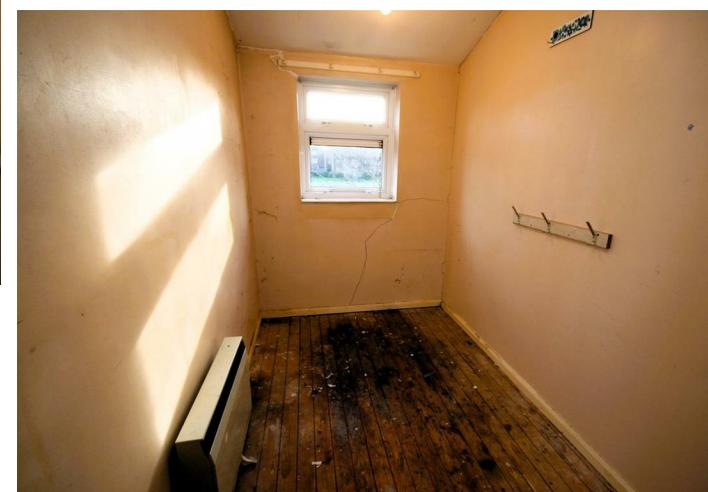
The large kitchen which does require some updating, has a single drainer sink unit and three built in cupboards. There is ample room for a dining table. Three double glazed windows.



Bedroom 3

9'2 x 7'4 (2.79m x 2.24m)

Wall mounted storage heater



SECOND FLOOR

Landing

Bathroom

Suite comprising panelled bath, W.C. and wall mounted wash basin. Part tiled walls.



View of Bowling Green from Lounge



Council Tax

Band A West Lancashire

Tenure

Leasehold for residue of 125 years from 16th September 1991

Ground rent £10 pa

Service charge £71.85 per month covering buildings insurance, upkeep of communal areas.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-58) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |