



## **27 Bowland View, LA2 7FS**

### **Price £149,000**

2 bed apartment in Bowland View with entrance hall with automatic door opening, open plan spacious sitting room and kitchen, bathroom, along with south facing patio garden. Located within the heart of the bustling market town of High Bentham.

Eligibility criteria: Over 65 (over 55 if there is a care need).

This successful Housing 21 development includes an excellent range of onsite facilities and services including: residents lounge, bistro, hair salon, laundry, residents garden, mobility scooter store, greenhouse and flower beds.

### Property Description

27 Bowland View is a two bed apartment located on Scholars Rise. Bowland View offers independent living with access to on-site care for people over the age of 55, offered for shared ownership.

The property comprises of a spacious, bright entrance hall leading to open plan sitting room and well equipped kitchen, two double bedrooms and Jack and Jill bathroom.

Externally the property benefits from a south facing patio garden which provides a nice outside space to sit and enjoy the sun in the afternoon.

### Property Information

75% Shared Ownership - the maximum available with no rent to pay.

Service charge £325 per month - subject to review.

Council Tax Band B

EPC Rating B

\*To qualify for shared ownership properties you must be over 65 and be approved by the Help to Buy Agent. You may qualify from the age of 55 to 64 if you have a care or support need. The minimum care need to be eligible, if you are under 65, is one hour of assessed personal care per week.

### High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There is a surgery and train station on the Leeds/Lancaster line.

Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

### Entrance Hall



Fitted carpet, radiator, store cupboard with fitted shelf, access to all rooms, automated door.

### Sitting Room



Fitted carpet, radiator, temperature controls on wall, UPVC double glazed windows and door providing access to balcony.

### Kitchen



Wood laminate flooring, range of wall and base units, integrated oven, hob with extractor hood over, 1.5 drainer sink, fridge freezer, gas combi boiler, UPVC double glazed window to side aspect.

### Bedroom One



Fitted carpet, radiator, fitted wardrobes, UPVC double glazed window.



## Bedroom Two



Fitted carpet, radiator, UPVC double glazed window.

## Bathroom



Jack and Jill bathroom with vinyl flooring, heated towel rail, 2 x wash basin, 1 with vanity cupboard, toilet, accessibility hand rails, walk-in bath with shower over - space to replace with walk in shower, access to bathroom via hallway and bedroom 1.

## External

### Patio Garden



Small patio seating area, lawn with established beds, perfect position to catch the afternoon sun.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in

the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

## FISHER HOPPER

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## FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 67.9 sq. metres (730.4 sq. feet)  
27 Bowland View, High bentham

Area Map



Energy Efficiency Graph

