



10 Millers Ford, Low Bentham, LA2 7BF **Offers In The Region Of £170,000**

10 Millers Ford is a luxury 2-bed apartment with balcony overlooking River Wenning. Located in peaceful village of Low Bentham, Millers Ford offers modern and spacious accommodation. Ideal as permanent or second home and perfect for day trips to Lake District, Yorkshire Dales, Forest of Bowland, and Morecambe Bay. Includes garage and parking space.

10 Millers Ford



Accessed via a communal hall with entry phone, the accommodation briefly comprises: central hallway; spacious lounge/diner with access to the balcony and riverside views; stylish contemporary kitchen; generous bedroom 1 with fitted wardrobes and en-suite; double bedroom 2 and bathroom.

Outside, the garage and car parking space are located close to the entrance of the complex, with walkway through to the pedestrian river bridge.

Low Bentham Location

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line.

The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Property Information

Leasehold - 999 year lease from 2005

Note: The management company own the freehold and each owner is a shareholder

Ground Rent: Peppercorn

Maintenance Fee: £1568.16 per annum

Council Tax Band: C

EPC Rating: B

Service: All mains

Hall



Spacious central hallway with useful storage cupboard. Laminate flooring. Radiator. Access to lounge/diner, bathroom and both bedrooms.

Lounge/Diner 14'2" x 16'8" (4.31m x 5.09m)



Superb lounge/diner with UPVC double glazed, tilt and slide doors to the balcony and windows to the front and side aspects. Space for a good-sized dining table. Fitted carpet. Radiator. Open to kitchen.

Balcony 5'7" x 12'6" (1.69m x 3.80m)



The balcony enjoys stunning views over the river and has space for seating and a small table.

Kitchen 8'8" x 9'11" (2.63m x 3.02m)



Sleek and stylish fitted contemporary kitchen with UPVC double glazed window to the side aspect. Range of wall and base mounted units. Sink with drainer. Instant hot tap. Integral oven and hob with extractor over.

Fridge and freezer. Plumbing for washing machine. Integrated slim line dishwasher. Cupboard housing gas central heating boiler. Laminate flooring. Radiator.

Bedroom 1 12'6" x 12'10" (3.82m x 3.91m)



Generous double bedroom with UPVC double glazed window to the front aspect. Fitted double wardrobe. Fitted carpet. Radiator. Access to en-suite.

En-suite 6'6" x 6'6" (1.97m x 1.99m)

Bedroom 1 en-suite with shower cubicle, wash hand basin and WC. Extractor. Laminate flooring. Heated towel rail.

Bedroom 2 9'11" x 14'7" (3.01m x 4.44m)



Another good-sized double bedroom with UPVC double glazed window to the rear aspect. Fitted carpet. Radiator.

Bathroom 6'2" x 9'11" (1.88m x 3.02m)



Bathroom with UPVC double glazed window to the side aspect. Suite comprising, bath with shower over, wash hand basin and WC. Extractor. Laminate flooring. Radiator.

Garage and Parking



Garage with up and over door. Dedicated parking space opposite.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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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

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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

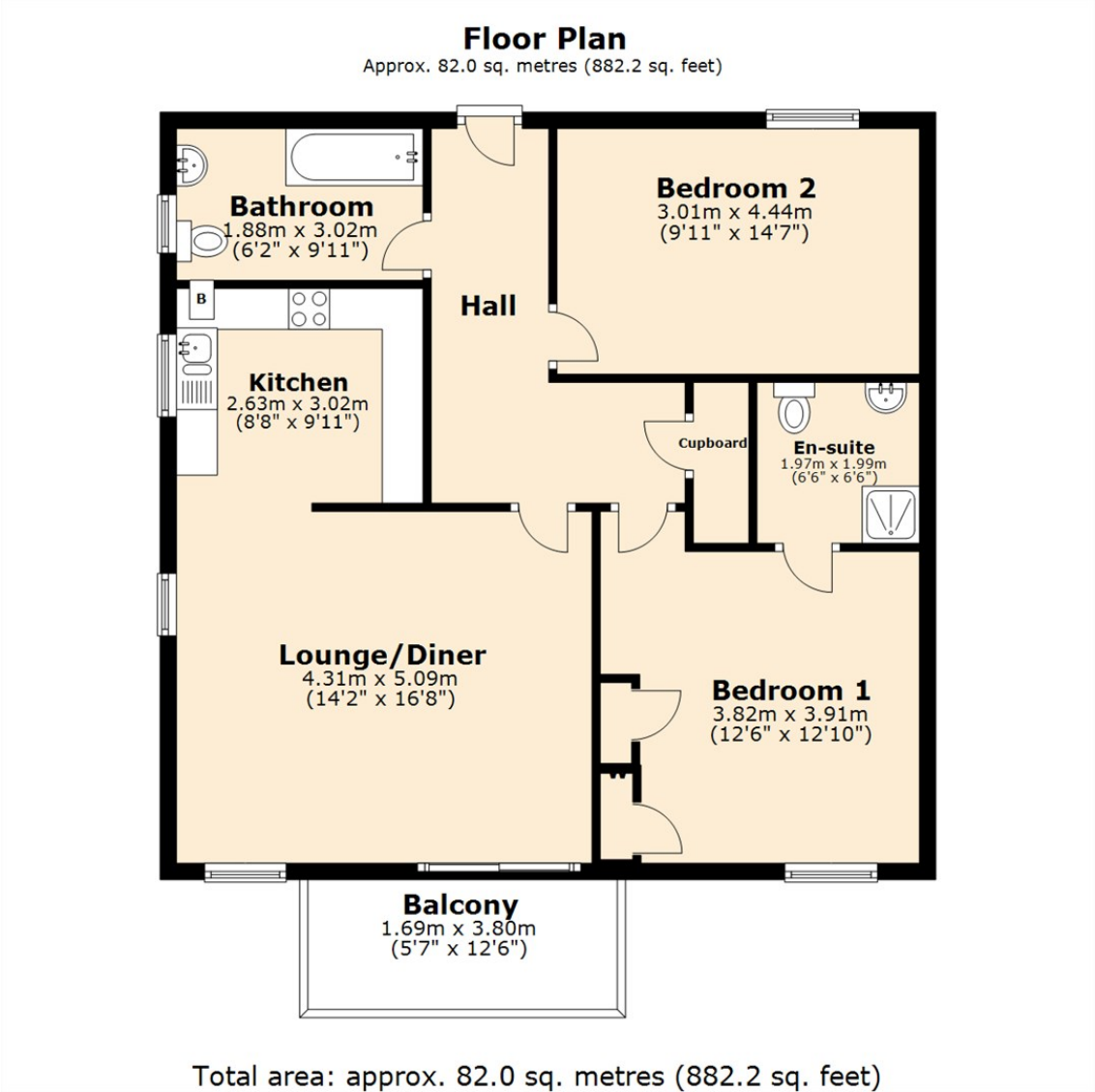
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FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

