



## 4 Victoria Court

Ulverston, LA12 7TS

£875 Per Calendar Month



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*\* Coming Soon \* This spacious central Ulverston ground-floor apartment is in great condition. The location is superb, offering quick access to all the town's amenities and being a stones throw from Ford Park. Briefly comprising of; two double bedrooms, bathroom, living-dining area, kitchen - completed by allocated off-road parking. Viewings recommended for anyone looking to live on one level within the central Ulverston area.*



### Living-Dining Room

14'8" x 12'6" (4.471 x 3.829)

### Kitchen

9'1" x 6'1" (2.79 x 1.862)

### Bedroom One

12'2" x 10'8" (3.720 x 3.255)

### Walk-in Wardrobe

6'11" x 6'5" (2.13 x 1.974)

### Bedroom Two

9'2" x 8'7" (2.798 x 2.639)

### Bathroom

7'6" x 6'3" (2.298 x 1.927)



- Town Centre Location
  - Two Bedrooms
  - Council Tax Band B
- Ground Floor Apartment
  - Allocated Parking
  - Ideal Location



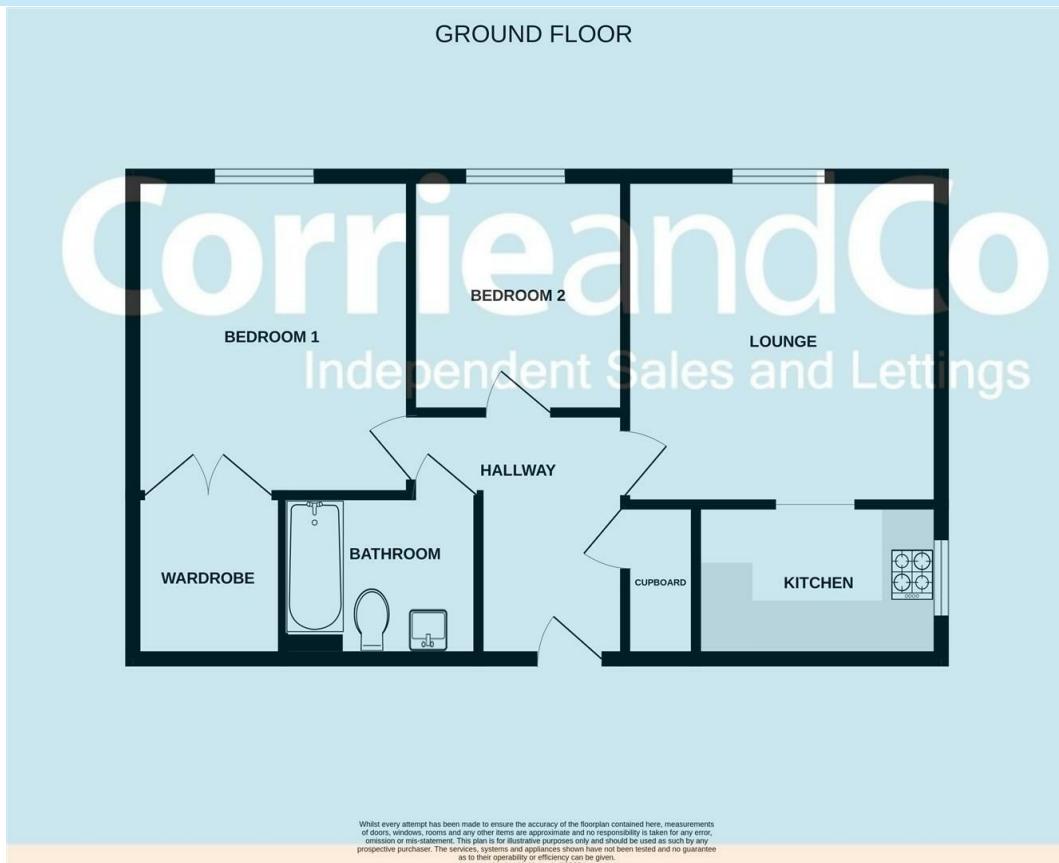
## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	