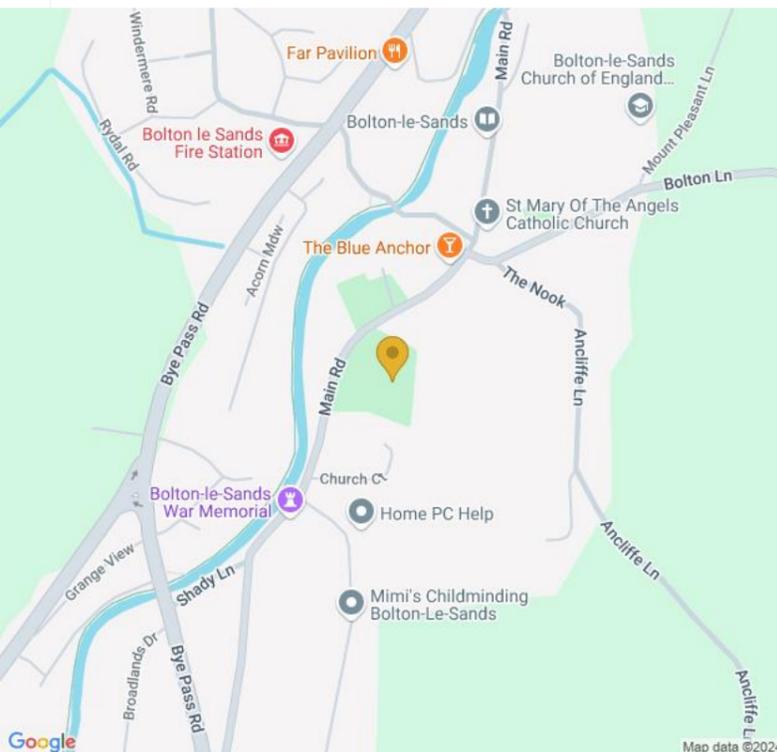
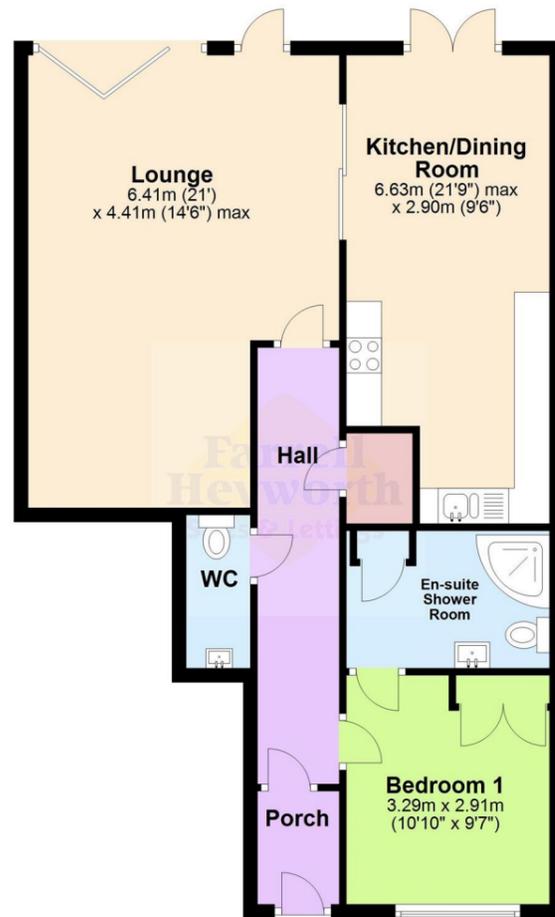


**£265,000**

Tall Trees, Main Road,  
Bolton Le Sands, Carnforth  
LA5



**Carnforth  
18 New Street  
Lancaster LA1 1EG**

**Tel: 01524 736777**

**Email: [carnforth@farrellheyworth.co.uk](mailto:carnforth@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/carnforth>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **One Bedroom Ground Floor Apartment In Great Area**
- **Spacious Lounge, One Double Bedroom, Modern Shower Room**
- **Communal Gardens, Allocated Parking, Fantastic Village Location**
- **Please Call To Avoid Missing Out**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



Fantastic opportunity to purchase this one bedroom, ground floor apartment. The property is ready to move into and is situated in popular residential location in Bolton Le Sands.

On internal inspection the property briefly comprises a hallway, spacious lounge, kitchen, shower room, WC and one double bedroom.

Externally the property has communal gardens and allocated parking.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 1st April 2017  
 Current Maintenance/Service Charges: £793.80 payable every 6 months.  
 Council Tax: Band C



**We can search 1,000s of mortgages for you**

**1 adviser - 80 lenders - 10,000 mortgage schemes!**

Mortgage Advice Bureau  
 Call: 0800 389 1666  
 Online: [www.mortgageadvicebureau.com/farrellheyworth](http://www.mortgageadvicebureau.com/farrellheyworth)

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451



