



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

8 Bela Forge - Milnthorpe





Features

- 1 double bedroom
- First floor apartment
- Well equipped kitchen with breakfast bar
- Generous living room with elevated views over the recreational fields
- Allocated parking for 1 vehicle
- Presented in a very good condition throughout
- Local Occupancy clause applies

This light and airy one-bedroom, first floor apartment enjoys elevated views over the nearby recreational fields in Milnthorpe, offering a peaceful and pleasant outlook. Upon entering, you are welcomed by the spacious hallway featuring a walk-in storage cupboard, perfect for coats, shoes, and extra household essentials. The generous living room is filled with natural light, providing a comfortable space to relax or entertain guests. The well-equipped kitchen includes modern appliances and ample worktop and storage space, ideal for preparing meals with ease and a breakfast bar area. The double bedroom offers a restful retreat, while the four-

piece bathroom, comprising a bath, quadrant shower, WC, and hand basin, is both functional and stylish. Additional benefits include an allocated parking space and access to a communal balcony, perfect for enjoying the outdoors or soaking up the views. This apartment combines practical living with a bright, welcoming atmosphere, making it an ideal home for first-time buyers, professionals, or those looking for a low-maintenance property in a desirable location.

Please note that a local occupancy clause applies to this property.

Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs.



Entrance hallway

A welcoming hallway providing access to all rooms in the property and featuring a walk-in cupboard that houses the water tank and offers additional storage space.

Living room

A bright and spacious room with open views across the recreational fields, offering ample space to relax and entertain with family and friends.

Kitchen

Enjoying elevated views over the recreational fields beyond, this bright and well-equipped kitchen features white base and wall units, complemented by integrated appliances including an oven with electric hob, extractor hood, fridge freezer and a heated towel rail/radiator. There is space for a washing machine and tall fridge freezer, along with generous work surfaces and a breakfast bar seating two. Grey tiled splashbacks add a modern touch, enhanced by stylish wood-effect flooring.





Bedroom

A double bedroom with front facing views, filled with natural light.

Bathroom

A four-piece bathroom suite comprising a bath, quadrant shower with electric shower, WC, and hand basin. The room benefits from neutrally tiled walls with aqua panels to the shower area, and features a heated towel rail. A fitted storage unit at the end of the bath maximises the space, ideal for toiletries and towels.

Externally

The property benefits from the use of a communal balcony and there is an allocated parking space.



Useful Information

Tenure - Leasehold:

- 965 years left.

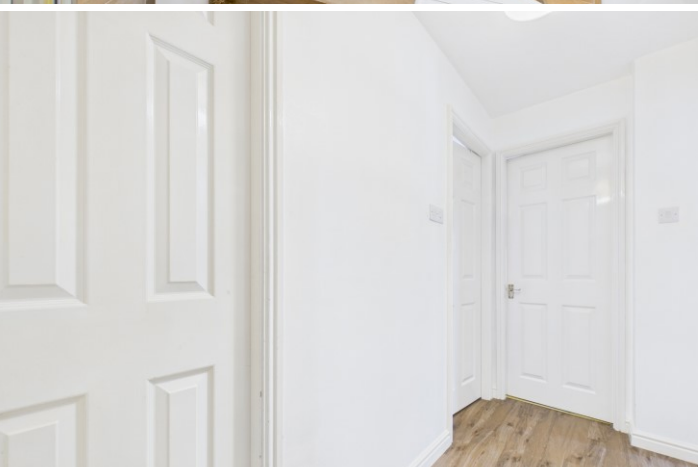
- 1/6 payment required for buildings insurance and the fire alarm system.

Local Occupancy clause applies - section 106.

Council tax band - A (Westmorland and Furness Council).

Heating - Electric heaters.

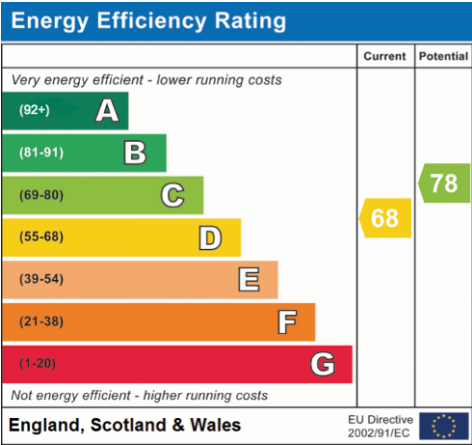
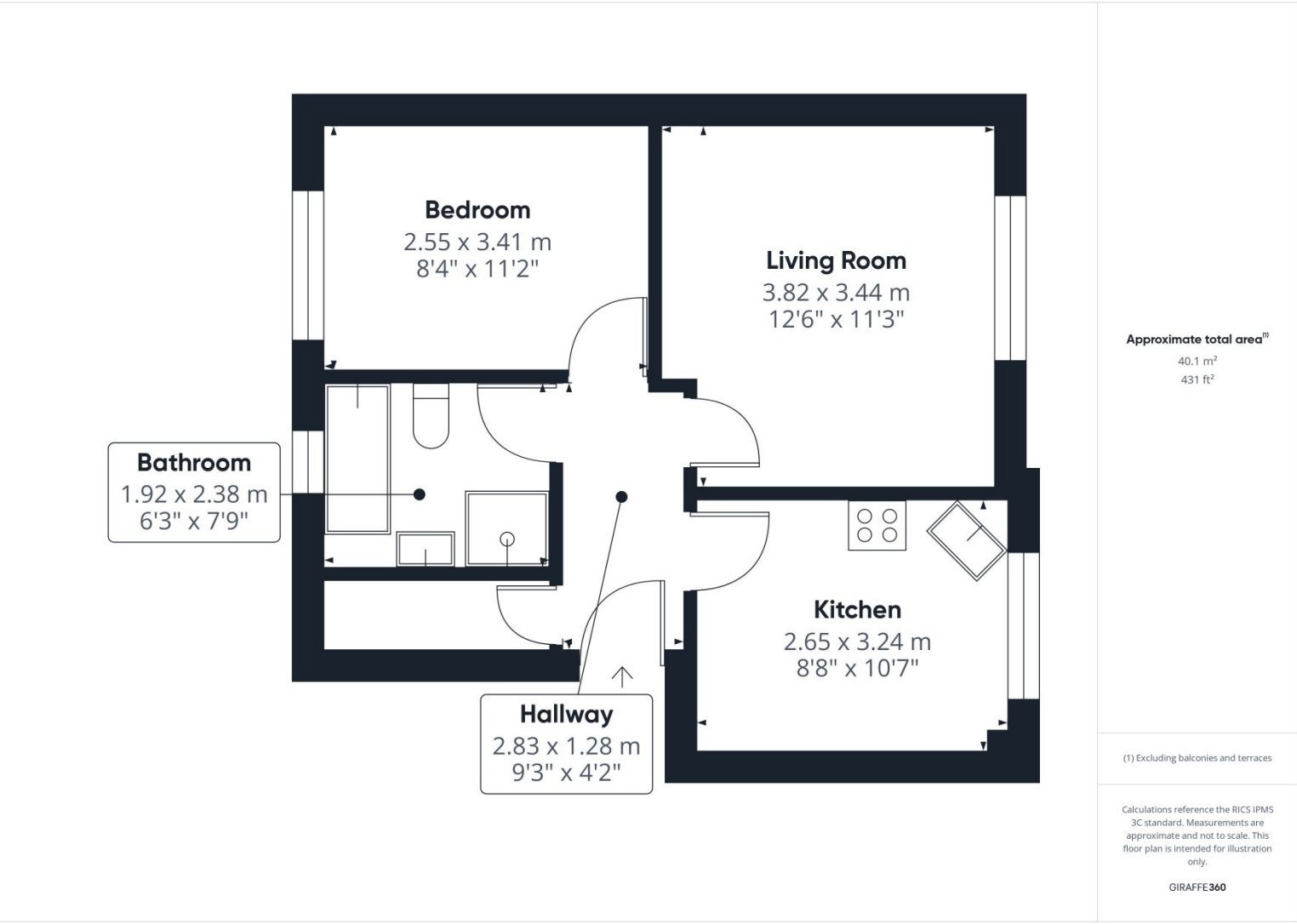
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