

**Bakers Mews,
Tarleton**


SMART MOVE



Asking Price **£150,000**



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Tucked away just off the road, right in the heart of Tarleton village, is Bakers Mews, a pretty award winning development which is sure to impress once visited in person. Styled on a London courtyard, Bakers Mews is home to just a handful of homes, one of which is this two bedroom apartment. Located on the second floor and sharing a staircase with just 1 other apartment, this well presented home would ideally suit a person or couple looking for a move-in-ready low maintenance property, in a peaceful central village location.

You enter the building through a communal lobby, which has an intercom linked to the apartment, allowing for remote visitor entry, there is also a communal entrance hall and staircase leading to the first floor, which is shared by just 2 apartments. Once inside the property itself you step into a central hallway which has internal doors opening off to both bedrooms, the bathroom and lounge, which in turn has internal double doors to the kitchen.

The property comes with an allocated parking space, which is within the covered parking barns, in addition to which are allocated visitors spaces, indicated as such. There are also various communal garden areas to the front and rear of the building, along with seating areas for the residents to take advantage of. NB: The vendor informs us that the ground rent is £75 per quarter and service charge is £96.03 per month and includes buildings insurance, communal area maintenance and cleaning, window cleaning & gardening of communal garden areas.

Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Co-op, Spar and Aldi. Bakers Mews is located right in the heart of the village, making it within a "stones throw" of all local amenities and very handily located.

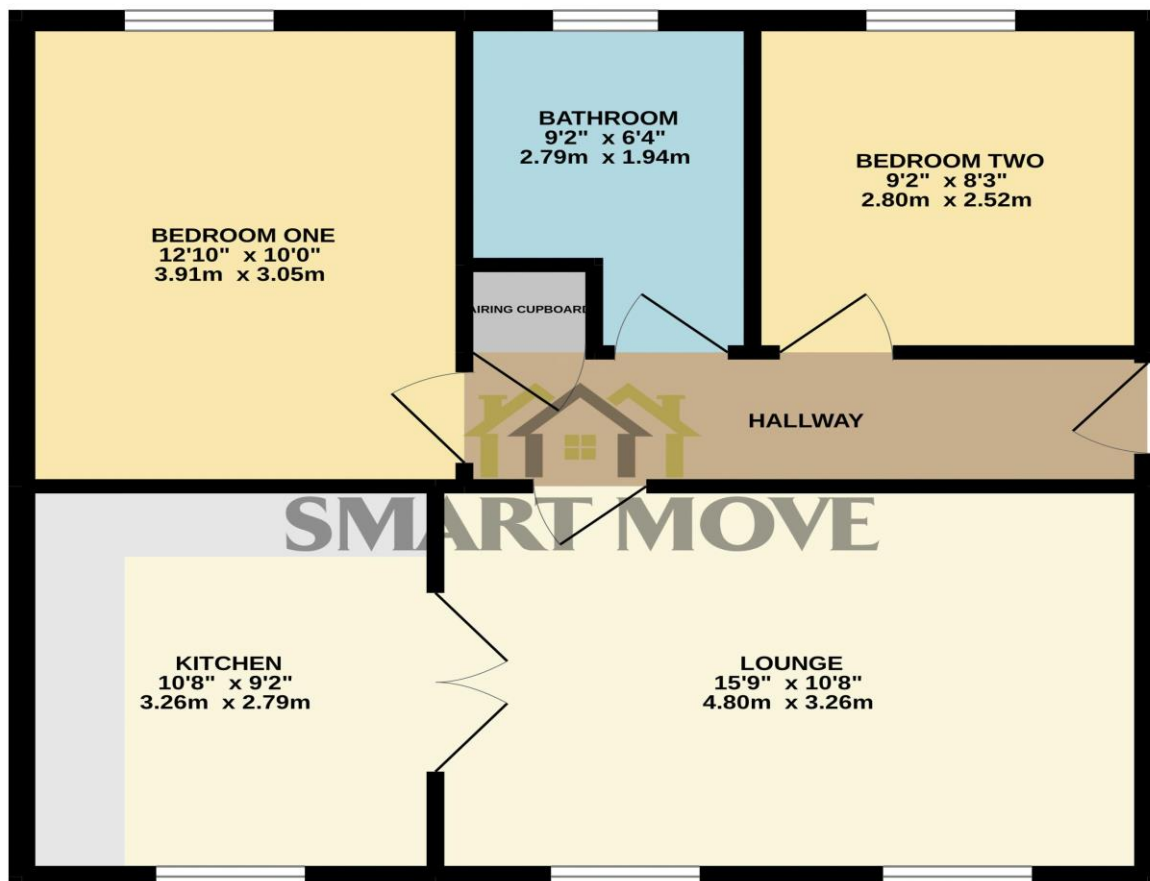


- * Two Bedroom First Floor Apartment
- * Award Winning Development
- * Lounge with Double Doors to the Kitchen
- * Secure Intercom Entry System
- * Maintained Communal Garden Areas

- * Central Village Location
- * Close to Local Shops, Bus Stops & Amenities
- * Three Piece Bathroom
- * Allocated Covered Parking Barn Space
- * Electric Heating, DG, Council Tax Band B & EPC Rating - D

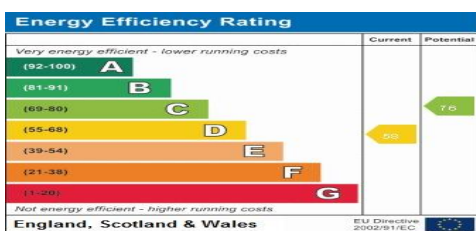


GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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