



Laurel Mount | Bolton | Appleby-In-Westmorland | CA16 6FS

Guide Price £195,000



**david britton**  
ESTATES



## Key features

- Two bedroom first-floor apartment
- Beautifully presented throughout
- Spacious accommodation with well proportioned rooms
- Close to local amenities and transport links
- Two good size bedrooms
- Master en-suite shower room
- Family shower room
- Large open plan living/dining/kitchen area
- Allocated parking space

## Description

Found in the Eden Grove Development just on the edge of Appleby-in-Westmorland in the Eden Valley is this stunning two-bedroom first floor apartment. Beautifully presented throughout and is in ready to move in condition. The property is currently used as a holiday let but would make a wonderful first-time buyer's home or if someone was looking for a foothold on the edge of the lake District National Park and in Eden valley then this could be the perfect place.

Internally the accommodation comprises of an entrance vestibule, landing, two good size bedrooms with the master benefitting from having an en-suite shower room, a family shower room, and an open plan living/dining/kitchen area. Externally the property sits in a courtyard and has an allocated parking space.

The property has been finished to an extremely high standard with good quality fixtures and fittings throughout having a modern and contemporary feel.

The village of Bolton is externally popular with visitors and has an award-winning pub at its heart with great access links to the A66 into Penrith and the market town of Appleby is roughly around 5 miles away boasting a large array of amenities.

\*\* Viewings are strictly by appointment only \*\*

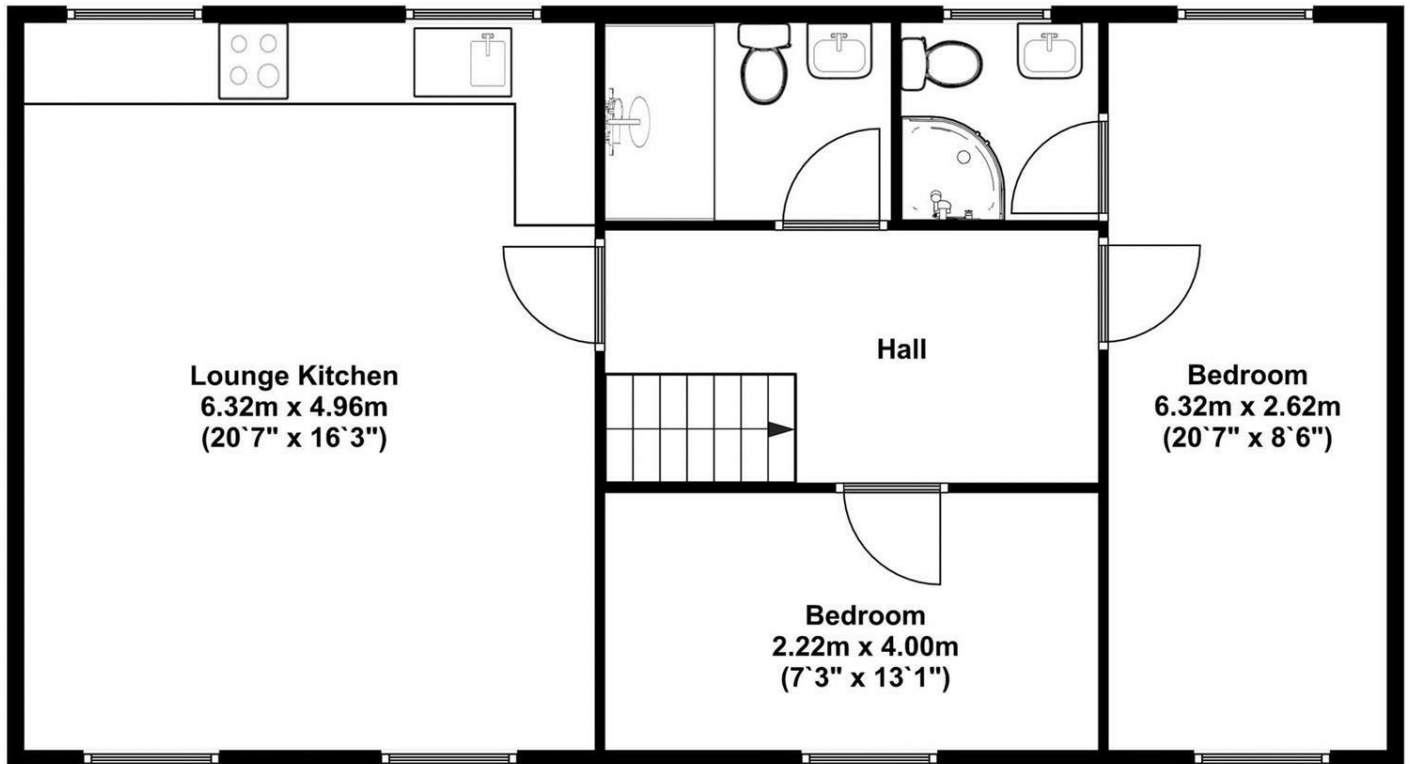
## Directions








# Floor plans



**Floor Space**  
Approx 78.00 Sq meters (840.00 Sq feet).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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