



215 Sand Aire House Stramongate, Kendal  
£120,000



A well proportioned second floor apartment forming part of this prestigious riverside development within the market town of Kendal convenient for the towns many amenities, the Lake District and Yorkshire Dales National Parks and road links to the M6.

The accommodation briefly comprises of an entrance hall with built in airing cupboard, sitting/dining room with balcony, kitchen, one double bedroom and a bathroom. The apartment benefits from double glazing and electric heating and is offered for sale with no upper chain.

There is an allocated parking space.

## SECOND FLOOR

### SITTING ROOM

13' 1" x 10' 11" (3.99m x 3.34m)

Both max. Double glazed door to balcony, double glazed windows, storage heater.

### KITCHEN

8' 2" x 7' 3" (2.49m x 2.22m)

Both max. Good range of base and wall units, stainless steel sink, integrated oven, hob with extractor/filter over, plumbing for washing machine, tiled splashback, tiled flooring.

### BEDROOM

11' 10" x 11' 1" (3.61m x 3.38m)

Both max. Double glazed window, storage heater, fitted wardrobe.

### BATHROOM

8' 2" x 7' 3" (2.49m x 2.22m)

Both max. Heated towel radiator, three piece suite comprising W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, fitted mirror, extractor fan, tiled flooring.

### HALLWAY

8' 2" x 3' 9" (2.48m x 1.14m)

Both max. Storage heater, built in cupboard housing hot water cylinder, recessed spotlights.



## BALCONY

## ALLOCATED PARKING

Allocated parking for one vehicle.

## EPC Rating C.

## SERVICES

Mains electric, mains water, mains drainage.

## COUNCIL TAX: BAND B

## TENURE: LEASEHOLD

## DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and continue across the bridge and Sand Aire House is located on the left. Number 215 is then located on the second floor.

**WHAT3WORDS:**garage.grass.fully





## THW Estate Agents

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