



28 Aspen Close, Kendal
£146,250



28 Aspen Close

Kendal

This stylish first-floor modern apartment is ideally located in a sought-after area, offering unbeatable access to scenic local walks, the nearby Lake District National Park, and excellent connections to the M6 motorway. Perfectly positioned for those who enjoy both nature and convenience, this property combines peaceful surroundings with easy commuting options.

Inside, you'll find a contemporary fitted kitchen and a spacious open plan living area designed for comfort and entertaining. The apartment features two generously sized double bedrooms and a modern, well appointed bathroom, creating a bright and welcoming home.

Offered as affordable housing at 75% of the market value, this property comes with an occupancy restriction. A unique benefit is the inclusion of two off-street parking spaces, the only apartment in the development to offer this feature, providing exceptional convenience for residents.

Affordable housing, being sold at 75% of market value, occupancy restriction applies.

HALLWAY

13' 3" x 3' 9" (4.04m x 1.14m)

KITCHEN/SITTING ROOM

19' 11" x 12' 8" (6.07m x 3.86m)

BEDROOM

11' 9" x 9' 10" (3.57m x 2.99m)

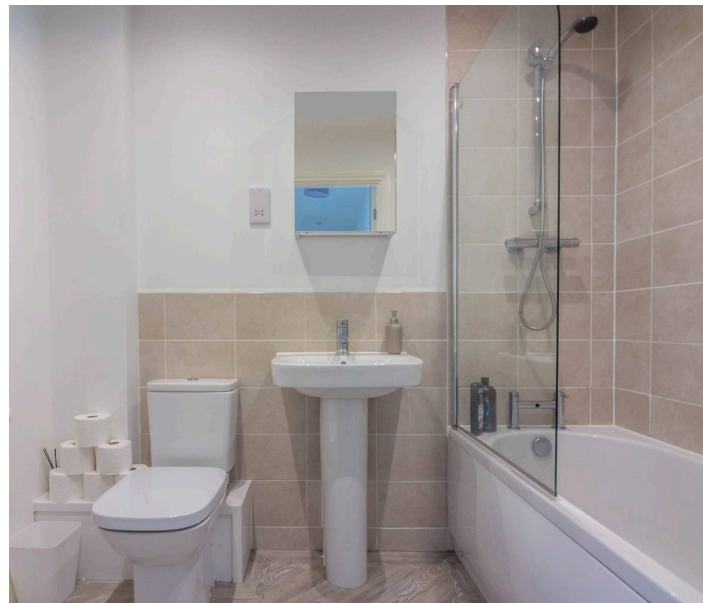
BEDROOM

13' 4" x 9' 5" (4.06m x 2.86m)

BATHROOM

7' 7" x 5' 3" (2.32m x 1.61m)

- Stylish first-floor modern apartment
- Contemporary fitted kitchen with sleek finishes
- Spacious open-plan living area, perfect for relaxing and entertaining
- Two generously sized double bedrooms
- Modern, well-appointed bathroom
- Convenient off-street parking for two vehicles
- Exceptional access to beautiful scenic walks right on your doorstep
- Close proximity to the Lake District National Park and easy access to the M6 motorway
- Affordable housing, being sold at 75% of market value
- Occupancy restriction applies



SHARED OWNERSHIP The apartment is subject to a local occupancy clause and is being sold through a shared ownership scheme Progress Housing Group. The purchaser will own 75% of the property and pay a monthly rental charge to the housing group. A buyer must meet the eligibility criteria for affordable home ownership as set out by Homes England. The property can only be used as a primary residence and cannot be purchased as a buy-to-let or a second/holiday home. The current rent being £201.04 this figure includes the service charge and ground rent for the apartment and development.

OCCUPANCY RESTRICTION The local occupancy clause dictates that any purchaser must have a local connection to the following parishes :- Kendal, Burton in Kendal, Hincaster, Holme, Lupton, Hutton, Roof, Arnside, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite and Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow & Bradleyfield, Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton, Holmescales, Burneside, Skelsmergh and Scalthwaiterigg, Kentmere and Staveley with Ings.

DIRECTIONS: From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields, follow the road down, bearing left onto Aspen Close, keep right at the end of the road and the block for 28 is then found on your left hand side. WHAT3WORDS:///ending.stiff.joins

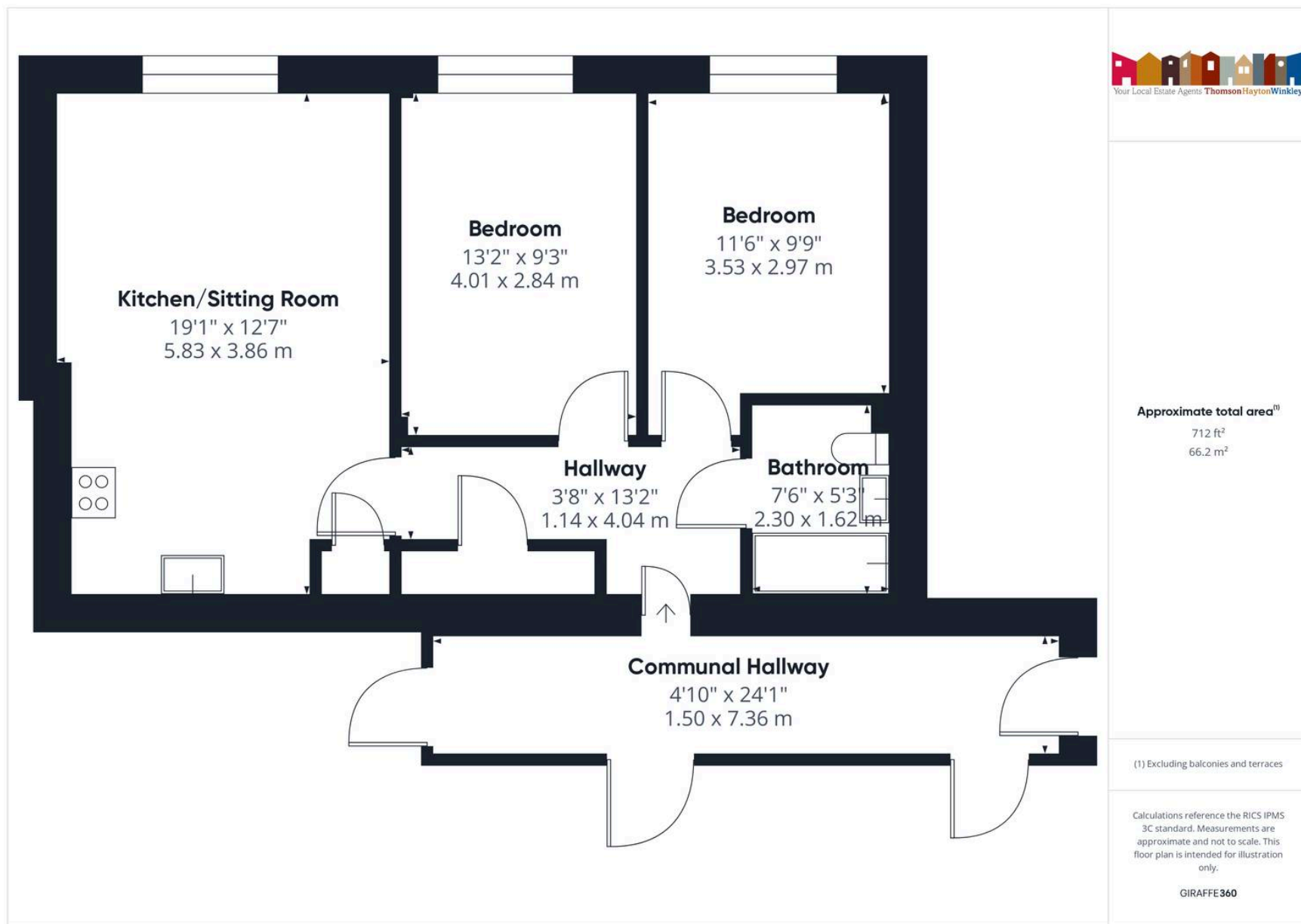
EPC RATING: B

COUNCIL TAX BAND: A

TENURE: LEASEHOLD

SERVICES Mains gas, mains electric, mains water and mains drainage.

IDENTIFICATION CHECKS Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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