



209 Sand Aire House Stramongate, Kendal
£120,000



209 Sand Aire House Stramongate Kendal

A well proportioned second floor apartment having impressive views across the river Kent. The apartment, which is centrally located within Kendal, is next to the River Kent and the beautiful area of greenery known as Goosholme Park. Sand Aire House is conveniently placed for the many amenities available both in and around the town, the Lake District and Yorkshire Dales National Parks, Kendal railway station, the mainline railway station at Oxenholme and road links to the M6.

The beautifully presented accommodation briefly comprises private entrance hall off the main corridor, inner hall, open plan kitchen, dining and living space with direct access to the generous balcony, a double bedroom with en suite shower room, a further double bedroom and a bathroom. The apartment has modern contemporary fittings throughout and benefits from electric heating and double glazing.

There is an allocated parking space in the secure car park.

PLEASE NOTE: Sand Aire House doesn't have an EWS1 certificate, however the original developers of Sand Aire House have taken responsibility and are going to fund the critical works required to bring the building up to the correct regulations. For more information please feel free to call our Kendal office.





- Second floor apartment
- Sitting room
- Allocated parking
- Two bedrooms
- Central location
- Bathroom and en-suite
- Links to the Lake District National Park

SECOND FLOOR

SITTING ROOM 17' 5" x 14' 2" (5.32m x 4.32m)

KITCHEN 8' 4" x 8' 0" (2.55m x 2.45m)

BEDROOM 20' 4" x 11' 7" (6.21m x 3.52m)

BEDROOM 13' 2" x 10' 8" (4.01m x 3.25m)

BATHROOM 9' 1" x 7' 5" (2.78m x 2.25m)

EN-SUITE 8' 6" x 7' 3" (2.58m x 2.22m)

HALLWAY 9' 8" x 6' 6" (2.95m x 1.97m)

EPC RATING C

SERVICES Mains electric, mains water, mains drainage.

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 209 is then located on the second floor. WHAT3WORDS: coffee.hero.power

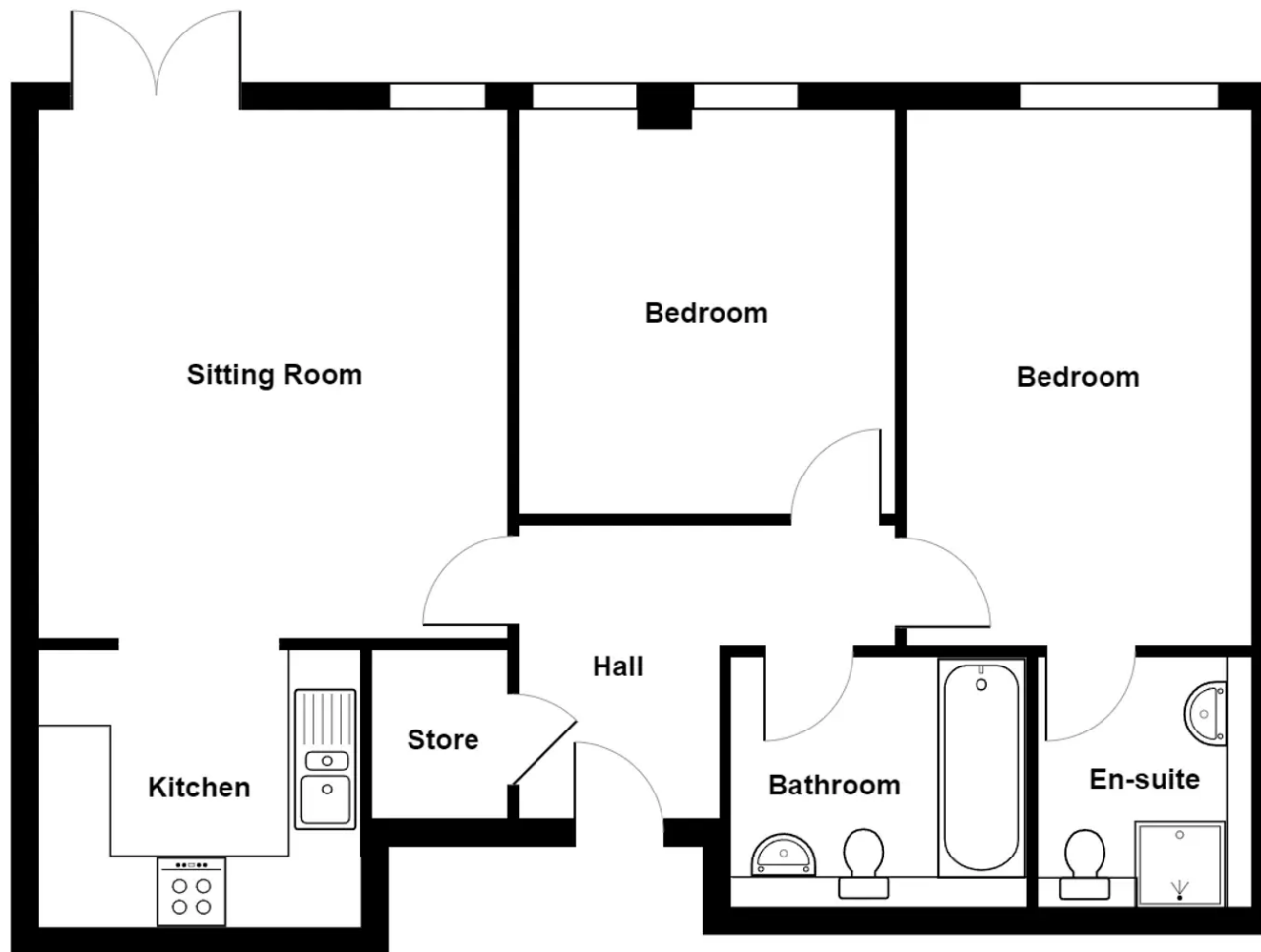
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





2nd Floor

209 Sand Aire House , Kendal

Total Area: 63.9 m² ... 688 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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