

## 11 Blackhall Croft

Blackhall Road, Kendal, Cumbria, LA9 4UU



**PRICE: £65,000**

**Lease: 125 years from 2002**

### Property Description:

#### **A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS TO THE CAR PARK AND RECENTLY RE-CARPETED THROUGHOUT**

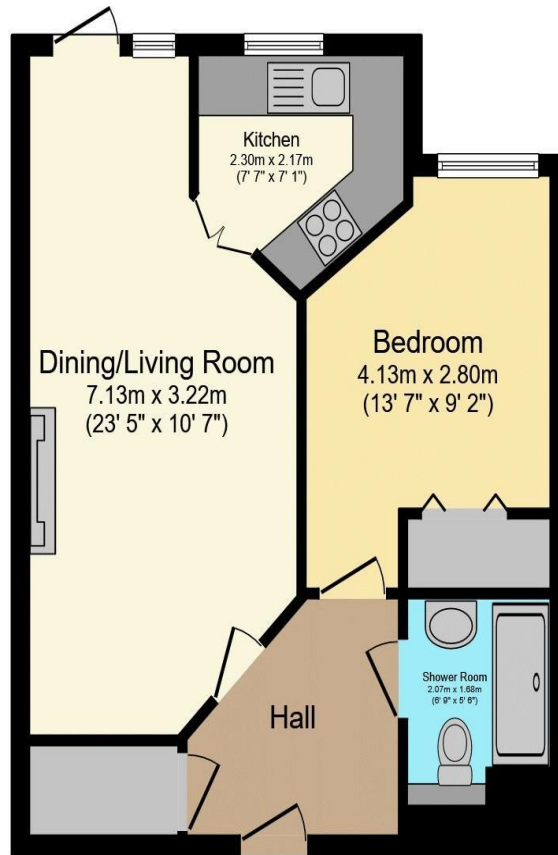
Blackhall Croft was constructed by McCarthy & Stone (Developments) Ltd and comprises 58 properties arranged over 7 floors served by a lift. There is a resident Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Security door entry system  
Development Manager

Guest Suite  
Lift to all floors  
Minimum Age 60  
Lease: 125 years from 2002



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 45.7 sq.m. (492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2025**

**Annual Service Charge:**

**£3153.24**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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