



6 Aynam Court Aynam Road, Kendal
£145,000





6 Aynam Court Aynam Road

Kendal

A fantastic opportunity to purchase an attractive one-bedroom first floor apartment. Aynam Court forms part of the former Organ Works and is situated in a highly desirable and pretty conservation area on the corner of Aynam Road and Parr Street. Quietly tucked away with Kendal Castle and Fletcher Park on the doorstep, its location is perfect for walks along the river and canal path. A perfect permanent home or bolt hole on the edge of the Lake District, early viewing is highly recommended. NO CHAIN

Travel along Aynam Road and turn left into Parr Street and then take the first right to the property. The parking space is located in the second parking area.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



COMMUNAL ENTRANCE

Via the rear of the building, a timber door with glazed panels leads into the communal entrance hallway where there are built in cupboards housing the electric meters. Stairs lead up to the entrance to the apartment and a timber door opens to the hallway.

HALLWAY

12' 10" x 2' 11" (3.91m x 0.89m)

Doors open to two good size built-in storage cupboards, the bathroom, bedroom, and lounge/dining room.

STORAGE CUPBOARD

This space has a ladder that leads to the partially boarded loft space.

SECOND STORAGE CUPBOARD

This space has a hanging rail and shelf.

BATHROOM

The suite comprises a panel bath with shower over, a pedestal wash hand basin, and a WC. There is a ladder radiator and a wall-mounted cabinet with mirror doors.

BEDROOM

13' 1" x 8' 11" (3.99m x 2.72m)

The double bedroom has a radiator and a deep sill timber double-glazed window.

LIVING ROOM/DINING ROOM

17' 5" x 17' 1" (5.31m x 5.21m)

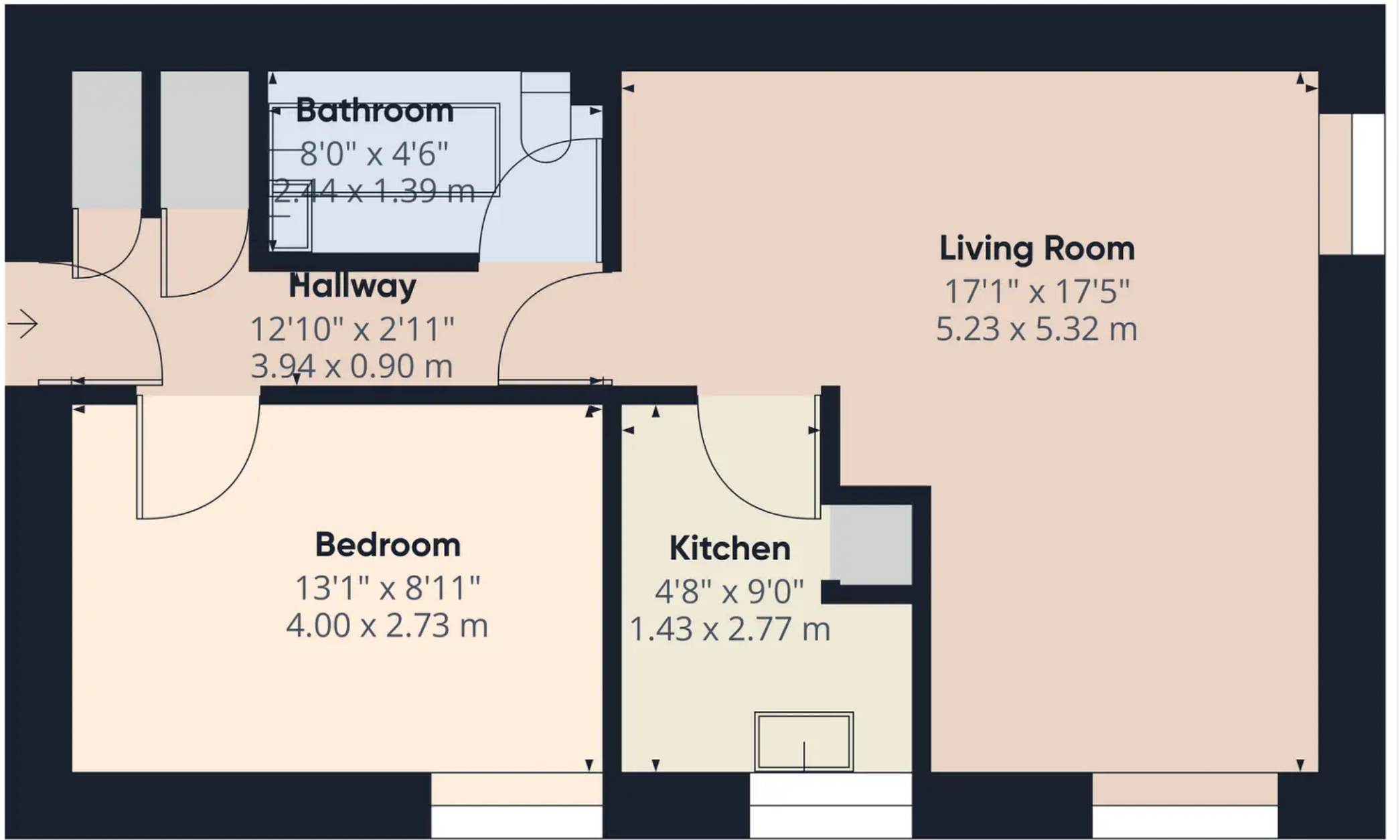
This light room has the intercom telephone entry system, a deep sill timber single-glazed window, and a second timber double-glazed window providing dual-aspect outlook. A door opens to the kitchen.

KITCHEN

9' 0" x 4' 8" (2.74m x 1.42m)

The kitchen has a range of fitted storage units, one housing a Worcester boiler with a complementary worktop, a stainless steel sink, space with plumbing for a washing machine (available by separate negotiation), space for an under-counter fridge and freezer, and an alcove that previously housed the cooker.







Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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