



14 Blackhall Croft Blackhall Road, Kendal  
£135,000

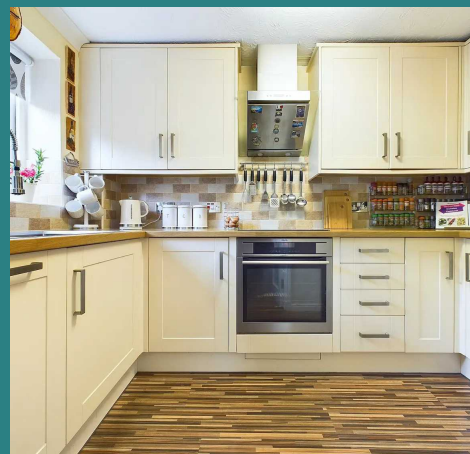




## 14 Blackhall Croft Blackhall Road Kendal

Independent retirement living for the over sixties. Centrally located within Kendal's market town close to shops, supermarkets and regular bus links connecting the location to the South Lakes within minutes walk. The first floor apartment has been restored and renovated to an extremely high standard of finish, offering its new owner low maintenance retirement accommodation that is ready for immediate occupation. The apartment is spacious and offers a modern and contemporary feel throughout, benefitting from an open plan dining area with Juliet balcony, leading into a newly fitted and well equipped kitchen with inbuilt appliances. Two double bedrooms, a modern fitted shower room and plenty of space for storage. The development offers a central lift to all floors, communal residents lounge, laundry, guest suite and house manager.

A great location for accessing all Kendal amenities and easy access to the bus station, shops, restaurants, and bars. Kendal railway station connects to the mainline railway station at Oxenholme. Easy access to the Lake District National Park and Yorkshire Dales National Park.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

### MAIN ENTRANCE

A door on the front side leads into the building. There is a welcoming communal lounge, the house manager's office, and a lift to all floors.

### ENTRANCE

The door to this apartment leads you into the private entrance hall.

### HALL

Doors lead to the lounge/dining room, bedrooms, shower room, and storage cupboard. Intercom entry system.

### LOUNGE

Generous living area with modern décor. Juliet balcony, modern dimplex electric fire. Soft beige carpets and pendant lighting. Double-glazed timber doors open to the kitchen.

### KITCHEN

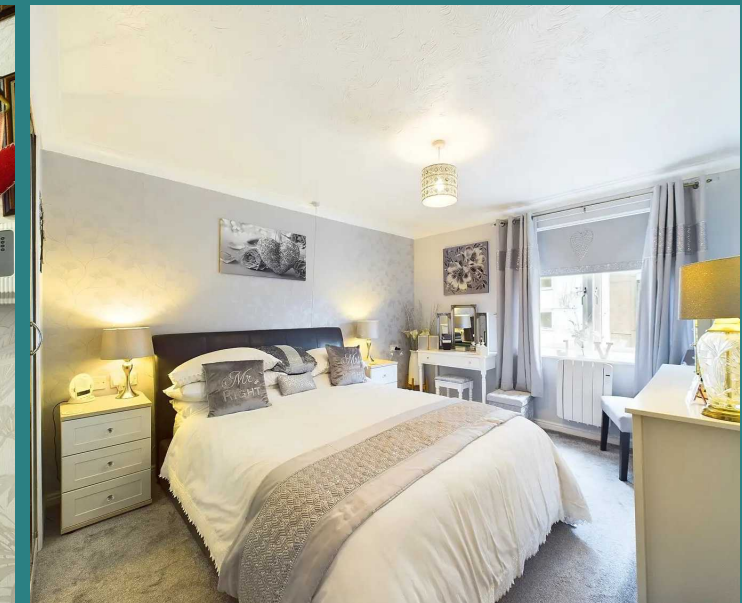
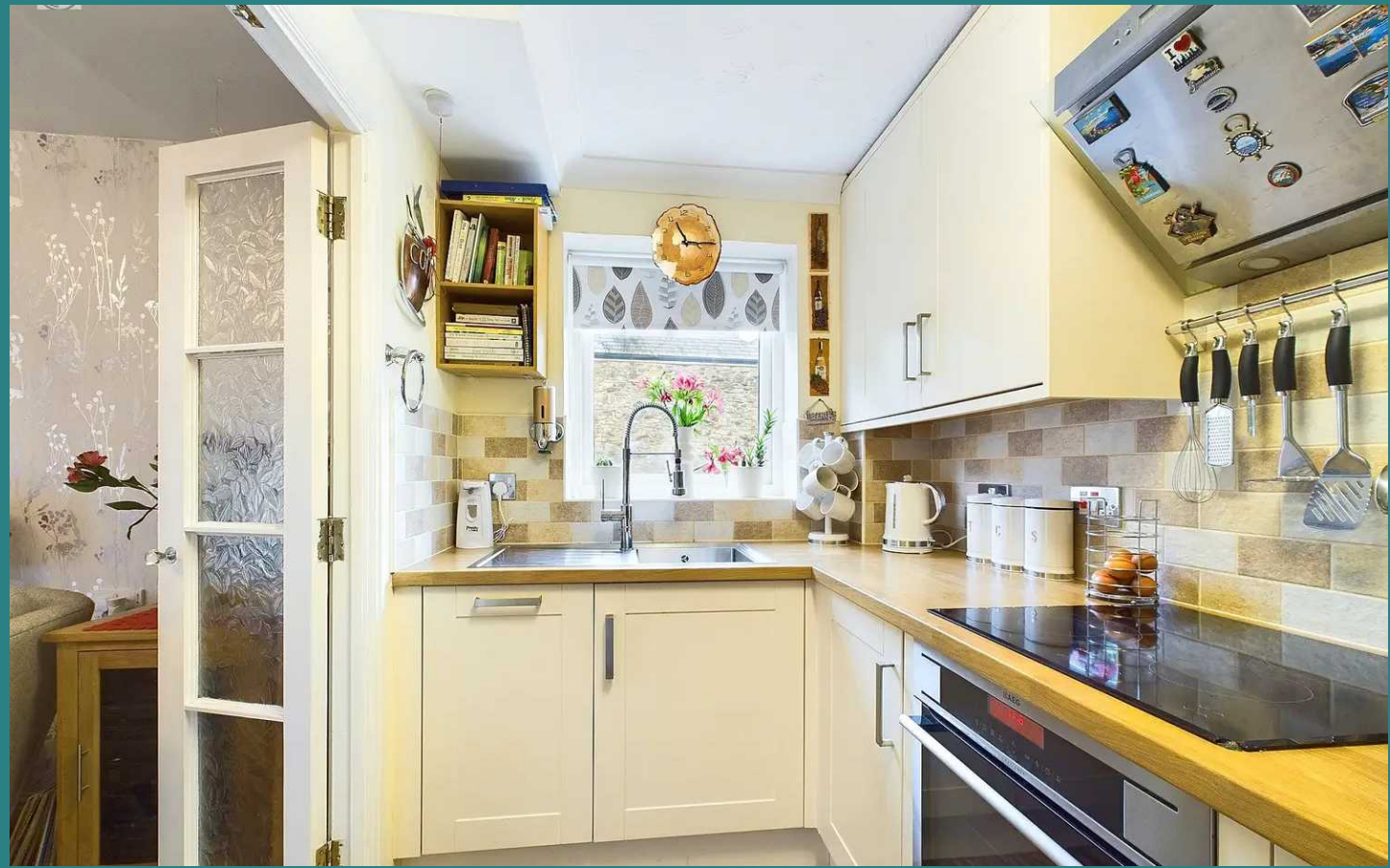
5' 8" x 10' 2" (1.73m x 3.10m)

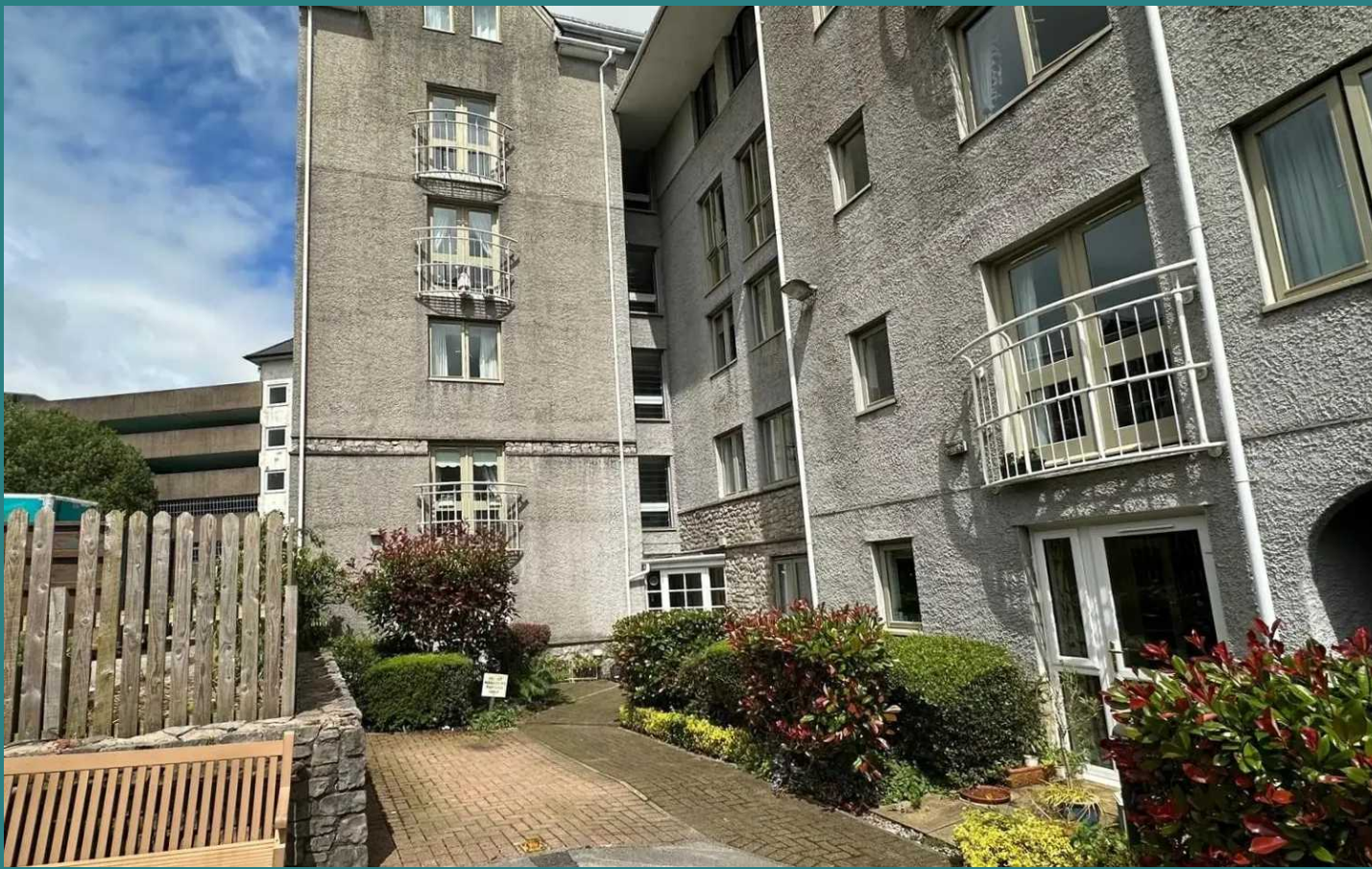
With a range of pale coloured fitted storage units with a complementary butcher block effect worktop, a stainless steel sink with mixer tap, a hob with an extractor fan over, a separate built-in oven, and integrated appliances. There is a timber double-glazed window.

### BEDROOM ONE

15' 7" x 9' 0" (4.75m x 2.74m)

This room has a built-in wardrobe with mirrored sliding doors, an electric panel heater, and a timber double-glazed window.





### **BEDROOM TWO**

11' 9" x 10' 4" (3.58m x 3.15m)

This room has an electric panel heater and timber double-glazed windows.

### **SHOWER ROOM**

5' 7" x 7' 0" (1.70m x 2.13m)

The suite comprises a walk-in shower, a vanity unit with storage and a wash hand basin, and there is a hidden cistern WC. There is also a chrome ladder radiator.

### **GARDEN**

Communal Exterior.

**PARKING:** Temporary parking is available for visitors, trades or care workers.

**SERVICES:** Electric, mains water and drainage, electric heating, double glazing and broadband.

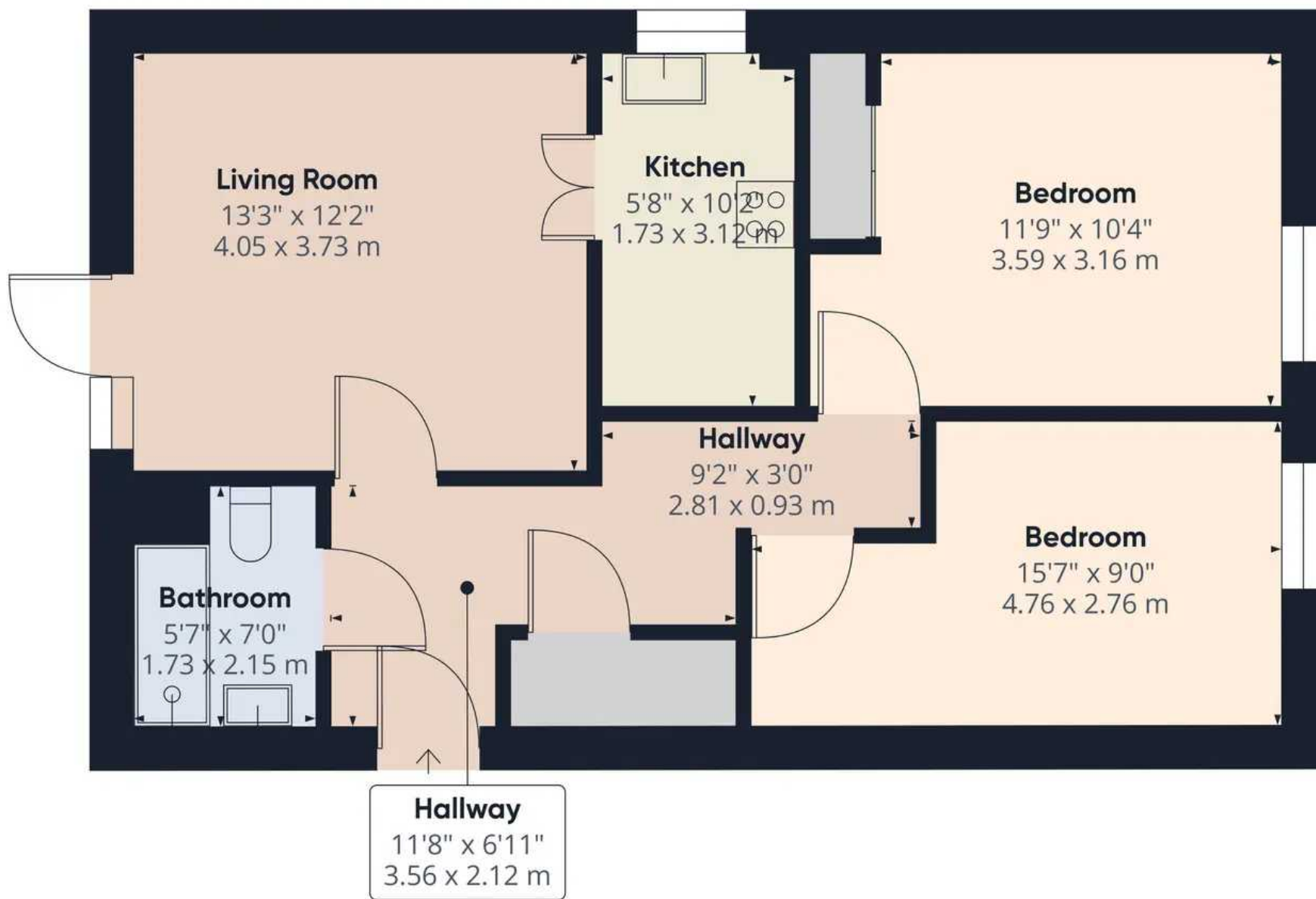
**TENURE:** 125 years from 1st July 2002

For people over the age of 60 years

**SERVICE CHARGE:** Vendor advises £2,325.21 paid half yearly (£4,650.42 per year in total) to include buildings insurance, communal maintenance including window cleaning, the laundry, house manager, Careline facility, lift and security to front and back doors.

**GROUND RENT:** £410.00 per year





**Approximate total area<sup>(1)</sup>**  
636.87 ft<sup>2</sup>  
59.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383 • [kendal@arnoldgreenwood.co.uk](mailto:kendal@arnoldgreenwood.co.uk) • [www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



**ARNOLD  
GREENWOOD**

**ESTAS**

★★★★★

**CUSTOMER  
SERVICE  
AWARDS 2024**

**SHORTLISTED**

Verified reviews from homeowners