



5 Bainbridge Court  
Sedbergh, Cumbria LA10 5EA

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# 5 Bainbridge Court

## Sedbergh, Cumbria LA10 5EA

5 Bainbridge Court is a spacious well-presented apartment situated in a desirable location, close to Sedbergh's many amenities, offering flexible accommodation spread over two floors.

The accommodation comprises of an entrance hallway leading into the open plan kitchen diner and lounge area. The kitchen is modern comprising of a range of wall and base units, electric oven, hob, stainless steel sink, plumbing for a washing machine and to finish ample space for a fridge freezer.

Stairs lead to the first floor, where there are two double bedrooms, one with integrated storage and a good-sized bathroom accommodating a W.C, pedestal wash hand basin and bath with shower over. The apartment has been neutrally decorated throughout, providing the perfect template to move straight in.

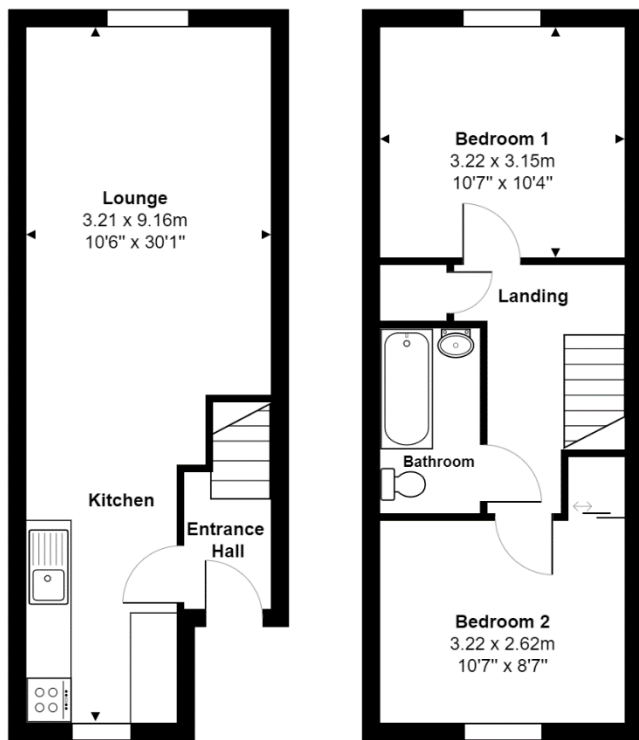
The property benefits from UPVC double glazing throughout and enjoys fantastic panoramic views both to the front and rear of the property.

Externally there is one designated parking space and an additional shared visitors parking.

A low maintenance property with no forward chain. Great 'Lock up and leave'.

**Guide price £155,000**

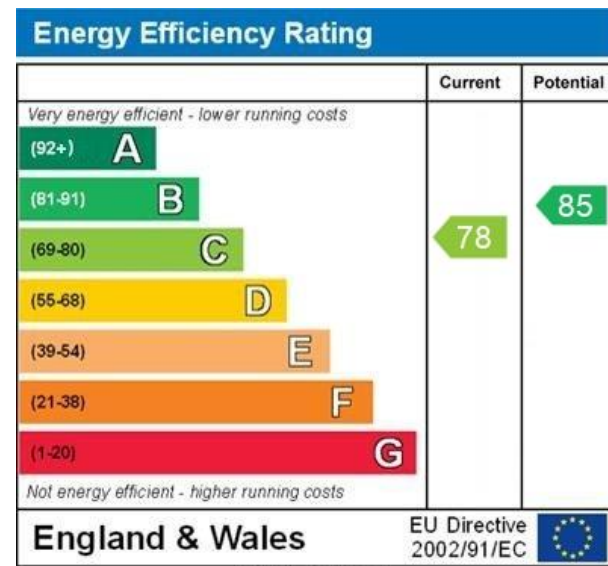




**First Floor**

**Second Floor**

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

There is a monthly service charge of £50.00.

### COUNCIL TAX BAND

We are advised that the property is currently in Band B.

### DIRECTIONS

From Cobble Country office, take the Joss Lane road to the left and 100 yards turn left into Bainbridge Road. 5 Bainbridge Court is in the first block of 12 apartments. The car park is around the rear of the apartments.

### SERVICES

Mains electric, water and drainage.

### TENURE

We are advised by the vender that the property is Leasehold.  
Lease of 999 years beginning in 1987.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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