



16 Maple Close
Sedbergh, Cumbria LA10 5JE

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



16 Maple Close

Sedbergh, Cumbria LA10 5JE

Maple Close is a small complex comprising of 18 apartments and 6 houses in a quiet cul de sac to the west of the market town of Sedbergh. It's within easy walking distance of all local amenities including shops, cafes, pubs, medical centre, dentist and library. Number 16 is a two-bedroom first floor apartment which has been well kept and upgraded throughout its ownership.

The accommodation briefly consists of communal entrance hall with stairs leading to the first floor. Starting at the front door to the apartment is the entrance hall feeding to the open plan lounge/dining/kitchen, two bedrooms and bathroom. The lounge/dining area is light, spacious and airy. The kitchen has plenty of wall and base units, integrated washer/dryer, fridge and freezer, electric oven with extractor over, gas hob and stainless-steel sink and drainer. Both bedrooms are bright and have views over the communal gardens. The bathroom consists of a white three-piece suite along with a separate shower unit.

There is a good-sized storage cupboard in the entrance, which is very handy for coats, Hoover etc.

Wood laminate flooring runs through the lounge, kitchen and dining area with carpeted bedrooms and nonslip, waterproof cushion floor in the bathroom.

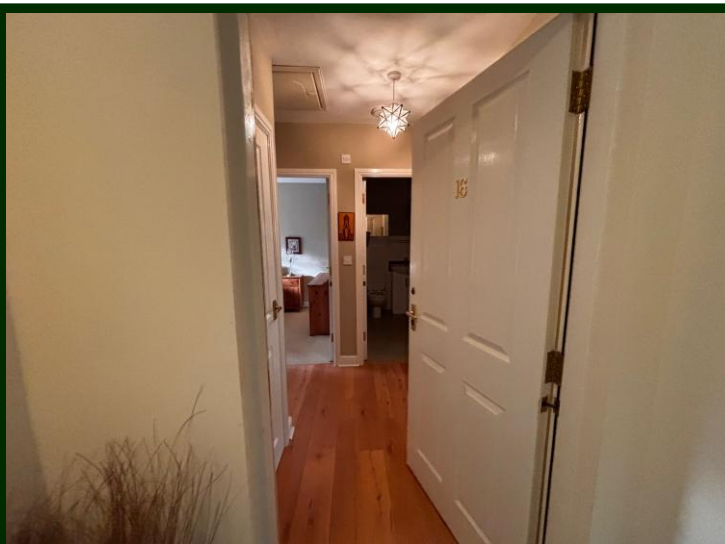
The apartment is neutrally decorated and benefits from wooden double glazing throughout with mains gas, electric and water. It's clean lines and bright interior combine to provide a superior, contemporary living space.

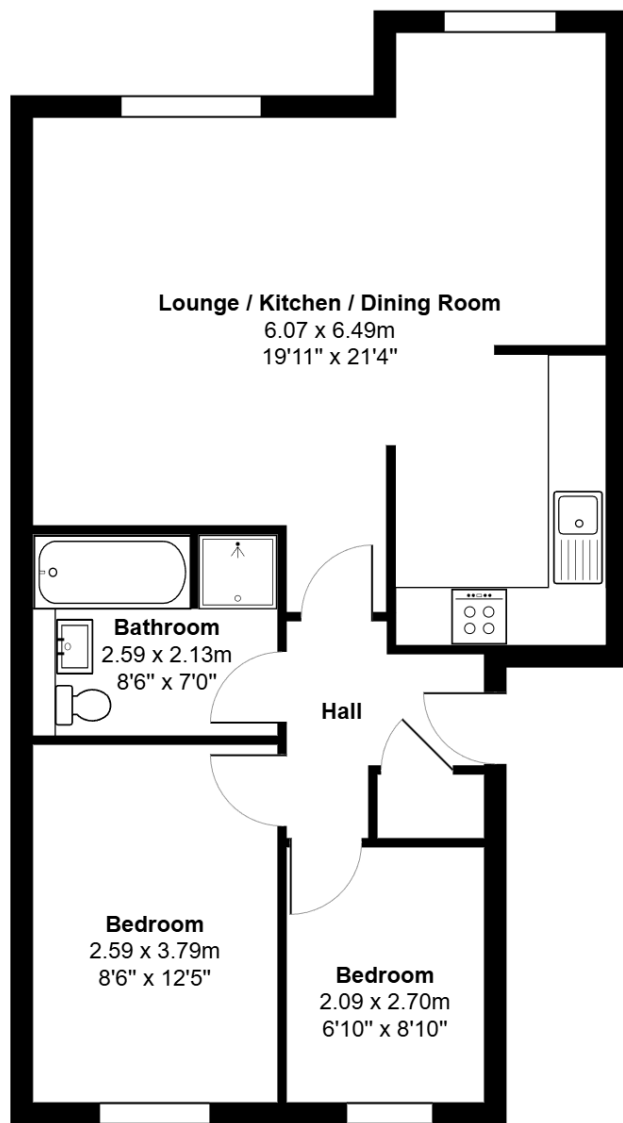
Externally there are wrap around communal gardens, designated off-road parking space along with visitor parking spaces. This property would suit professional individuals, couples or those wishing to retire to a low maintenance central space.

A management fee of £90.00 per calendar month is payable on this property. This includes maintenance of the complex's communal areas

Viewings highly recommended to appreciate this apartment and outside space.

Guide price £180,000





First Floor

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

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.

SERVICES

Mains gas, electric, water and drainage.

TENURE

We are advised by the vendor that the property is Leasehold

COUNCIL TAX BAND

We are advised that the property is currently in Band C

DIRECTIONS

Leaving Sedbergh town Centre heading towards Kendal, take the right turn into Woodside Avenue before the Medical Centre, take the first right, follow down the hill and the apartments are situated to the left.

