

**Kent Court, Kendal, Cumbria, LA9 5AN**

**£45,000**

An excellent value, 1 bedroom town centre retirement flat. Ground floor front position with small paved frontage. Communal facilities and gardens.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this over 60s, 1 bedroom retirement flat in the popular Kent Court development. Representing outstanding value for money, this property offers buyers the opportunity to live in central Kendal, with many amenities within easy reach. Features include: good-sized rooms, timber framed double glazing, electric storage heating, internal and external access doors, emergency call system, remote intercom entry and an attractive/active outlook. We anticipate this property will appeal to a variety of buyers, looking for an affordable and low maintenance home close to amenities. We advise an early viewing to appreciate the location, potential, position, outlook and value.

## PROPERTY SUMMARY

The accommodation includes an entrance hall, lounge/diner, double bedroom, kitchen, wet room and useful storage cupboard. Externally there is a small, paved yard fronting onto Kirkland. Communal facilities include a lounge/games room, laundry, refuse point, car parking, gardens and a building manager on site Monday to Friday.

## LOCATION

Enjoying a very convenient and central position on the edge of Kendal town centre. Kendal is a thriving South Lakeland town, much loved by locals and tourists as a gateway to the Southern Lake District. Surrounded by picturesque countryside, Kendal offers a wide array of shops, schools, pubs, restaurants, supermarkets and leisure facilities. This is an ideal location for access to the town's amenities, as well as walks along the river Kent, Kendal Castle and nearby footpaths and cycle routes. The beautiful and World-famous Lake District National Park and World Heritage site is just a few minutes drive away, offering stunning scenery and outstanding opportunities for outdoor pursuits on the fells and lakes. The Yorkshire Dales, Eden Valley and attractive western coastline are also within easy reach. Excellent local and national transport links make this area a popular choice (M6, A65 & Direct trains to London Euston).

## DIRECTIONS

Sat Nav location: LA9 5AN.

## GROUND FLOOR

From the communal inner hallway, a private entrance door into:

**Hallway** 8' 10" x 3' 0" (2.69m x 0.91m)

Central hallway with useful storage cupboard housing the electric consumer unit and hot water tank.

**Lounge / Dining Room** 17' 3" x 10' 7" (5.25m x 3.22m)

Ample space for seating and dining. Feature fireplace, front window and door onto the private front seating area. Open plan into:

**Kitchen** 7' 4" x 5' 4" (2.23m x 1.62m)

A compact but functional fitted kitchen with built in electric oven and hob, and space for a fridge freezer.



**Bedroom** 15' 11" x 8' 8" (4.85m x 2.64m) max into wardrobes.

Good sized double bedroom with front window and fitted mirrored wardrobes.

**Shower / Wet Room** 6' 8" x 5' 4" (2.03m x 1.62m)

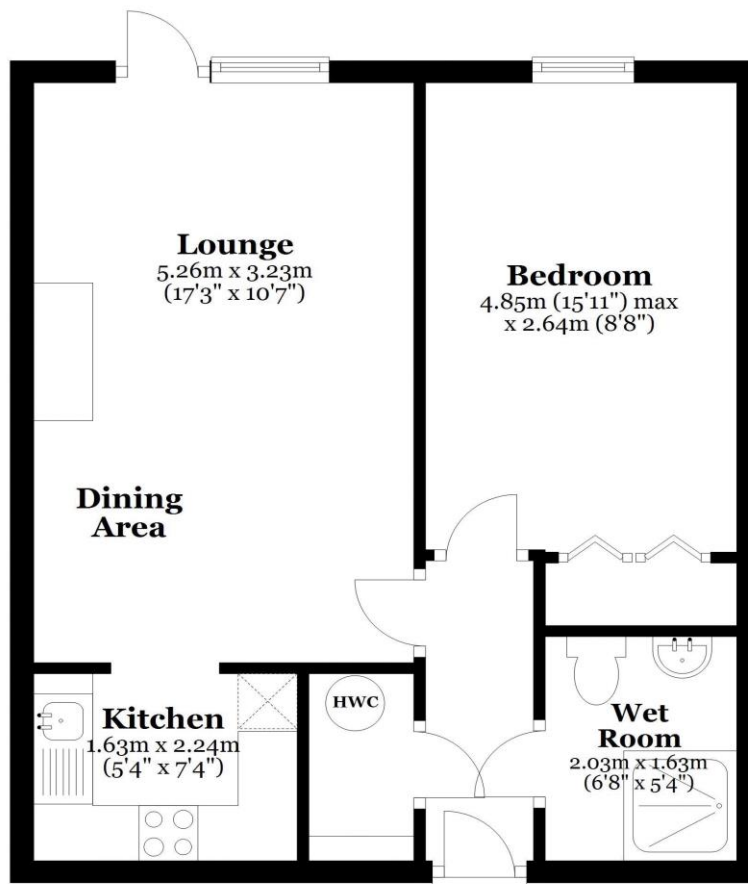
Modern, white toilet and sink with electric shower over the shower area.

### OUTSIDE

Being on the ground floor, and situated at the front of the building, this particular apartment also benefits from a small, paved seating area, fronting onto Kirkland. Ideal for plant pots or sitting out with a morning coffee. Although this flat is therefore closer to the road, it does suit those who enjoy seeing activity and the world go by.



## Ground Floor





Communal Garden Area



Communal Garden Area

### COMMUNAL FACILITIES

Kent Court provides residents with comfortable and pleasant shared facilities. There is a large and light lounge, with TV area, plentiful seating, kitchen facilities and space for dining/games. There is also a laundry room and refuse room. Externally, there are well maintained gardens with seating areas, along with a communal car park (on a first come first served basis).

### AGENT'S NOTES

The property is leasehold for a term of 125 years from 1 June 1988. There are approx 90 years left to run on the lease. An annual ground rent is payable, currently £498.32, along with a variable service charge, currently approx £3,400 per annum. Both are paid half yearly in advance on 1st March and 1st September.

**Tenure:** Leasehold.  
**Council Tax Band:** B.

These details were prepared / amended on: 26/06/2024

#### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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### PROPERTY TO SELL?

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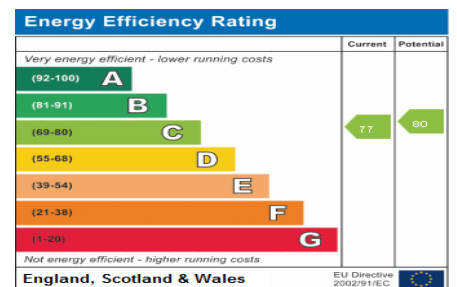
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### Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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