



Levens

£210,000

5 Beathwaite Gardens, Levens, Kendal, LA8 8NG

5 Beathwaite Gardens is a ground floor flat located in the heart of the popular South Lakeland village of Levens, right on the doorstep of the Lake District National Park. This purpose-built flat features an easy to manage layout with a fitted kitchen and bathroom, two double bedrooms, a dressing room/study, and a living room that opens onto a delightful terraced balcony.

As part of the Beathwaite Gardens development, residents benefit from a great location with easy access to local amenities such as a shop, church, and pub, all within walking distance. The property includes a residents' parking space and well-maintained communal gardens. With no upward chain and early possession available, this apartment is perfect for use as a personal holiday/retirement home, buy-to-let investment, or a permanent residence.

Quick Overview

Ground floor apartment

Easy to manage layout

Fitted kitchen

Bright living/dining room with balcony terrace

Well-maintained communal gardens

Residents' parking space

Popular village location

No upward chain

Views to the Lyth Valley and distant fells

Ultrafast broadband available



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Openreach
& B4RN



Allocated
Parking

Property Reference: K6882



Living Room



Kitchen



Bedroom One



Bedroom Two

Property Overview: 5 Beathwaite Gardens is situated in the popular and picturesque South Lakeland village of Levens, which boasts a thriving community atmosphere. The village offers a range of local amenities including a convenient shop, a well-regarded primary school, church, and a welcoming public house.

Additionally, the location of Beathwaite Gardens provides excellent connectivity. It is within easy reach of the M6 motorway, facilitating quick access to broader regional destinations. The nearby market town of Kendal and the village of Milnthorpe are also easily accessible, offering additional amenities, shopping, and services.

Upon entering the private entrance hall, you'll find a useful linen/storage cupboard that also houses the hot water cylinder.

At the end of the hall, the light and airy living/dining room features a window and patio doors that open to the balcony. Here, you can enjoy distant views of the Lyth Valley and distant fells, making it a perfect spot for relaxation. The living room which is sizeable enough to have a dining table, seamlessly connects to the fitted kitchen, which is fitted with a range of timber fronted wall, base and drawer units, complementary work surfaces and an inset composite bowl and half sink with drainer. Kitchen appliances include; a built-in double oven, four-ring electric hob with concealed extractor, a washing machine and an integrated fridge freezer. Two double glazed windows overlook the front and side.

Both bedrooms are doubles, each offering pleasant aspects. An additional room is currently set up as a dressing room, complete with fitted wardrobes. This room may be a suitable to set up as a home study for those that work from home.

The bathroom features a three-piece suite, including a panel bath with a shower over, a pedestal wash hand basin, and a WC.

Outside, the property includes a residents' parking space. All residents of Beathwaite Gardens have access to the well-maintained communal gardens, providing a serene and picturesque setting to enjoy the outdoors. These communal spaces are perfect for relaxation and socialising, further enhancing the appeal of this delightful apartment.

Accommodation with approximate dimensions:
Ground Floor Flat

Entrance Hall

Living/Dining Room

15' 1" x 14' 5" (4.60m x 4.40m)

Fitted Kitchen

8' 10" x 6' 2" (2.70m x 1.90m)

Bedroom One

12' 9" x 8' 10" (3.90m x 2.70m)

Bedroom Two

12' 5" x 8' 6" (3.80m x 2.60m)

Dressing Room/Study

8' 2" x 5' 5" (2.50m x 1.66m)

Bathroom

Parking: Residents' parking space.

Services: Mains drainage, water and electricity.

Tenure: Leasehold -held on a balance of 999 year lease from 16 January 1998. The property owns a freehold share

Service Charge & Ground Rent - the current charge is £1,100 per annum which includes; communal area cleaning, building insurance, window cleaning, communal electricity, gardening, fire protection and sinking fund.

Council Tax: Westmorland and Furness Council - Band D

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words Location & Directions:

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When entering Levens village from the south, turn left just past the village shop and proceed straight through the crossroads onto Hutton Lane. Beathwaite Gardens will be on your left. Enter the development and park in the residents parking area. Number 5 is located by walking into the development and taking a left at the sign for number '5'.

Thought From The Owners: " A friendly place to live with a strong community spirit and wonderful views".



Study



Bathroom



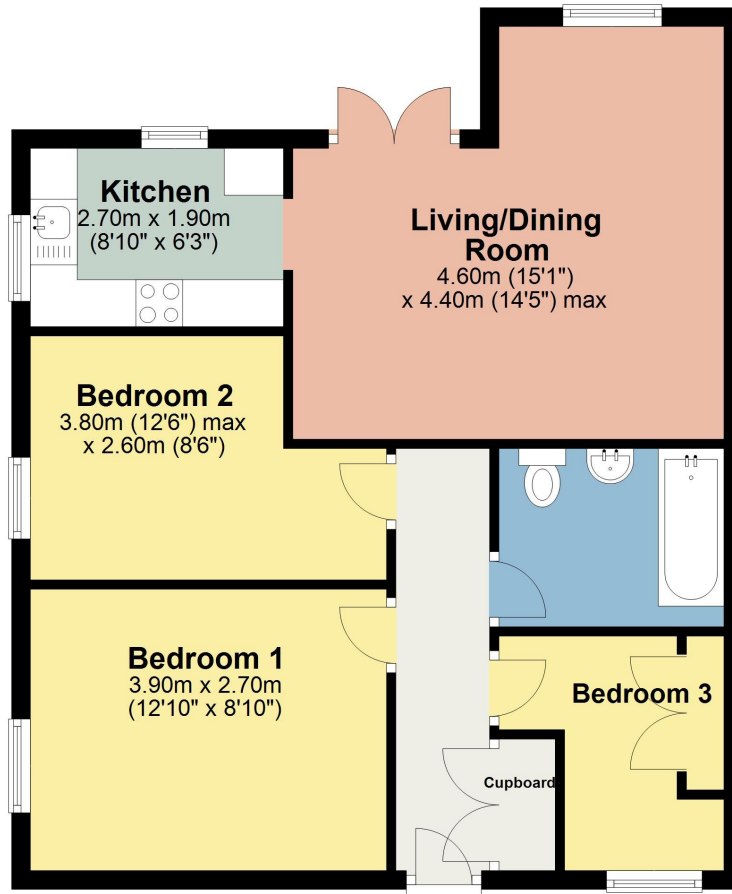
Balcony



Communal Gardens

Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 58.7 sq. metres (631.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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