



Kendal

£145,000

16 Bluebell Close, Kendal, Cumbria , LA9 7SH

Welcome to this delightful first-floor flat, a haven of light and comfort that promises a cosy and convenient lifestyle. As you enter there is space to hang your coats up, then ascending the stairs, you'll immediately appreciate the brightness that fills this home.

Step into the inviting living room, where warmth and relaxation await. The focal point of this space is the gas fire, perfect for those chilly evenings when you want to unwind with a good book or enjoy a film.

Quick Overview

- First floor flat
- Two bedrooms
- Fitted Kitchen
- Popular residential area
- Ideal first purchase/investment
- Close to public transport links
- Quiet cul-de-sac location
- Double glazed throughout
- Allocated parking
- Ultrafast broadband*



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Ultrafast
Broadband



Off road
parking

Property Reference: K7001



Living Room



Living Room



Kitchen



Kitchen

The living room seamlessly leads you into the well-appointed kitchen. Here, you'll find an array of built-in units and integrated appliances, including a four-ring gas hob and a sleek stainless-steel sink unit. The kitchen also boasts a Leisure Range Master, houses the boiler and offers plumbing for a washer/dryer, ensuring practicality.

This property features two comfortable bedrooms, each designed with your needs in mind. Bedroom one complete with built-in wardrobes and overhead bed storage units, provides ample space for all your belongings. The second bedroom offers versatility, whether you choose to use it as a guest room, home office or nursery.

Being situated in a quiet cul-de-sac just off Valley Drive, the location offers excellent access to both schools, the doctors, Kendal leisure centre, Asda and Oxenholme railway station. A bus journey away from Kendal town, which offers a wealth of local amenities, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond.

Throughout the flat, the thoughtful layout and abundant natural light create an inviting atmosphere that you'll love coming home to. Whether you're a first-time buyer, a small family, or looking to downsize, this flat offers a perfect blend of comfort and functionality.

Don't miss the opportunity to make this bright and inviting flat your own. Arrange a viewing today and discover the potential of this wonderful home.

Accommodation with approximate dimensions:

Ground Floor Entrance Hall

First Floor:

Living Room

12' 9" x 12' 9" (3.90m x 3.90m)

Kitchen

10' 6" x 5' 10" (3.22m x 1.80m)

Bedroom One

10' 5" x 10' 5" (3.20m x 3.20m)

Bedroom Two

9' 10" x 9' 6" (3m x 2.92m)

Bathroom

Property Information:

Parking:

Off road parking for two vehicles.

Tenure:

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Leasehold - Held on the balance of a 999 year lease from 1994. 968 years remaining.

Ground Rent - £50 per annum.

Services:

Mains drainage, mains water, mains gas and mains electricity.

Energy Performance Certificate

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

What3words & Location:

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From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road follow road up and take the right turning onto Valley Drive follow the road along bearing left at the far end onto the Wain Homes development follow the road round past Littledale, take the next turning left into Blubell Close. The property can then be seen straight ahead at the bottom of the cul-de-sac.

Council Tax:

Westmorland and Furness Council - Band B.

Anti-Money Laundering Regulations (AML):

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom One



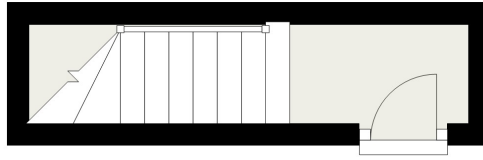
Bedroom Two



Bathroom

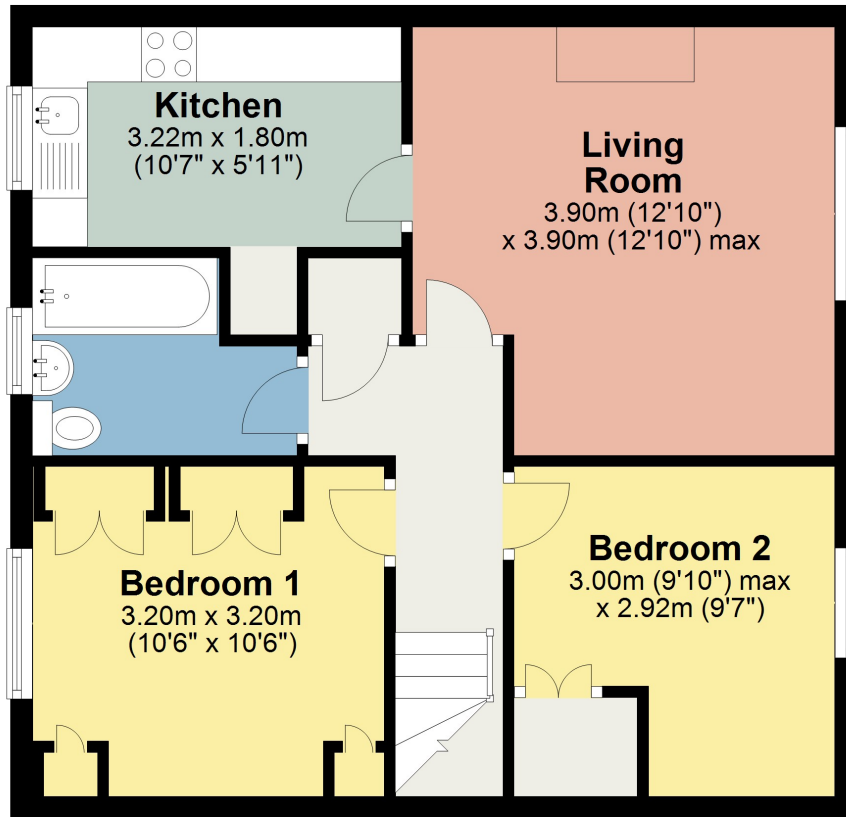
Ground Floor

Approx. 3.6 sq. metres (38.7 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



Total area: approx. 54.6 sq. metres (588.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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