



**HACKNEY
& LEIGH**

Levens

£195,000

7 Beathwaite Gardens, Levens, Kendal, Cumbria , LA8 8NG

7 Beathwaite Gardens, is a well-presented ground floor apartment situated within the popular Beathwaite Gardens development in the attractive South Lakeland village of Levens. This charming village offers a thriving community with a local shop, primary school, churches, and a traditional public house. Ideally located, the property provides easy access to the M6 motorway, the market town of Kendal, and the nearby village of Milnthorpe, making it a convenient and appealing location for a holiday retreat, retirement or permanent home.

The apartment enjoys a peaceful position and benefits from westerly views across the picturesque Lyth Valley towards Whitbarrow Scar. Residents also have the advantage of private off-road parking and access to well-maintained communal gardens, perfect for enjoying the fresh air and the surrounding natural beauty.

Quick Overview

Ground Floor apartment
Living room & fitted kitchen
Two double bedrooms
Shower Room
Off road resident parking
Private terrace & communal gardens
Well presented with easy to manage living space
Popular village location
No upward chain
B4RN broadband available*



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B4RN
available



Allocated
parking

Property Reference: k7070



Living Room



Living Room



Kitchen



Breakfast Kitchen

Upon entering the apartment, you are welcomed into a private hallway that includes a useful linen and storage cupboard, which also houses the hot water cylinder.

The living room is bright and airy, featuring two double glazed windows and patio doors that open onto a private terrace which is an ideal spot to take in the distant valley views.

This space flows openly into the fitted kitchen, which is equipped with a range of timber-fronted wall and base units, complementary work surfaces with an inset sink and half with drainer and co-ordinating part tiled walls. Integrated appliances include a built-in double oven and a four-ring induction hob with extractor hood, along with dishwasher, washing machine and space for a fridge freezer. A double glazed window adds further natural light and an electric heater provides warmth.

There are two generously sized double bedrooms, both positioned at the front of the property and overlooking a mature garden area.

The shower room is well-appointed, comprising a three-piece suite including; a walk-in shower cubicle with panelled walls, wash hand basin and WC. The walls are part tiled and the room also features a wall mirror, heated towel rail and extractor fan.

Outside, the property offers ample off-road parking for residents and guests, and the communal gardens are beautifully maintained, providing a tranquil setting with impressive views of the surrounding Lakeland fells.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 12' 11" x 12' 7" (3.94m x 3.84m)

Fitted Kitchen 9' 7" x 8' 8" (2.92m x 2.64m)

Bedroom One 14' 4" x 9' 5" (4.37m x 2.87m)

Bedroom Two 11' 4" x 8' 8" (3.45m x 2.64m)

Shower Room

Parking: Residents parking space

Property information:

Services: Mains electricity, mains water and mains drainage.

Tenure: Leasehold -held on a balance of 999 year lease from 16 January 1998. The residents have a freehold share of the development.

Service Charge - the current charge is £1000 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 C

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

What3Words & Directions: [///strays.bedsread.explored](https://www.what3words.com/strays.bedsread.explored)

On entering Levens village from the south, bear left just after the village shop and straight across at the crossroads onto Hutton Lane. Beathwaite Gardens can then be found on your left, turn into the development and the flat is then on your left hand fronting a well tended garden.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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 Two



Shower Room



Communal Garden

Beathwaite Gardens, Levens, Kendal, LA8

Approximate Area = 611 sq ft / 56.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1272733

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