



## Kendal

£70,000

18 Aspen Close, Kendal, Cumbria, LA9 7FS

18 Aspen Close is a contemporary ground floor apartment that offers a stylish and comfortable living space. Located in a quiet corner of a recently completed residential development just off Oxenholme Road. Close to local amenities and with the mainline train station at Oxenholme being a short walk away for those who have the need to commute. The flat is subject to a local occupancy clause, and is being sold through a shared ownership scheme meaning that you will own 50% of the property, with the remaining 50% being owned by Progress Housing Group.

### Quick Overview

- Ground floor apartment
- Open plan living room & kitchen
- Double bedroom
- Three piece bathroom suite
- Allocated parking suite
- Close to local amenities & more!
- Gas central heating
- No upward chain
- Local occupancy clause & shared ownership
- Ultrafast Broadband Speed\*



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Ultrafast



Allocated  
parking Space

Property Reference: K7074



Entrance Hall



Open plan living room/kitchen



Open plan living room/kitchen



Kitchen

The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital. There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

As you step into the apartment, you are greeted by the spacious entrance hall with doors leading to all rooms. There is a useful cloaks cupboard ideal for storing everyday coats and shoes.

Through into the open plan living room and kitchen. The space is perfect for entertaining guests or simply relaxing after a long day. The large window fills the room with natural light, creating a warm and inviting atmosphere. The kitchen is equipped with a range of attractive range of wall, base and drawer units with complementary worktop surfaces, inset stainless steel sink and breakfast bar. Modern kitchen appliances include a built-in oven, electric hob, extractor fan and fridge freezer. There is plumbing for a washing machine.

The bedroom is a spacious double room with window having aspect to the side.

Completing the apartment is the modern three-piece suite bathroom. This sleek and stylish bathroom has three piece suite; including a panel bath, a W.C and a pedestal wash hand basin. Finished with part tiled walls, heated towel rail and down lights.

Don't miss out on this fantastic opportunity to own a modern ground floor apartment in a desirable location. Contact us today to arrange a early viewing.

The property can only be used as a primary residence and cannot be purchased as a buy-to-let or a second/holiday home.

The property is being sold through a shared ownership scheme with Progress Housing Group. Where the purchaser will own 50% of the property and pay a monthly rental charge to the housing group.

The current rent is £267.46 per month including service charge (£176.84 rent & £90.62 service charge).

A buyer must meet the eligibility criteria for affordable home ownership as set out by Homes England.

The local occupancy clause dictates that any purchaser must have a local connection to the following parishes :-

Kendal, Burton in Kendal, Hincaster, Holme, Lupton, Hutton, Roof, Arncliffe, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite and Lyth, Witherslack, Meathop & Ulpha, Hellington, Levens, Crook, Underbarrow & Bradleyfield, Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton, Holmescales, Burneside, Skelsmergh and Scalthwaite, Kentmere and Staveley with Ings.



Accommodation with approximate dimensions:  
Communal entrance Hall

Ground Floor

Private entrance Hall

Open plan living room/kitchen

19' 2" x 12' 5" (5.85m x 3.80m)

Bedroom

13' 10" x 11' 0" (4.24m x 3.36m)

Bathroom

**Parking:** Allocated parking space and use of shared visitors spaces.

**Property information:**

**Tenure:** Leasehold - held on the balance of a 125 year lease from 1 May 2020

The current rent being £267.46 per month including service charge (£176.84 rent & £90.62 service charge).

**Council Tax:** Westmorland and Furness Council Tax - Band A

**Services:** Mains electricity, mains gas, mains water and mains drainage.

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

**What3Words & Directions:** ///nurses.system.lee

From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields, follow the road down, bearing left onto Aspen Close, keep right at the end of the road and the block for 18 is then found on your left hand side.

**Viewing:** 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



Bathroom



Allocated parking space

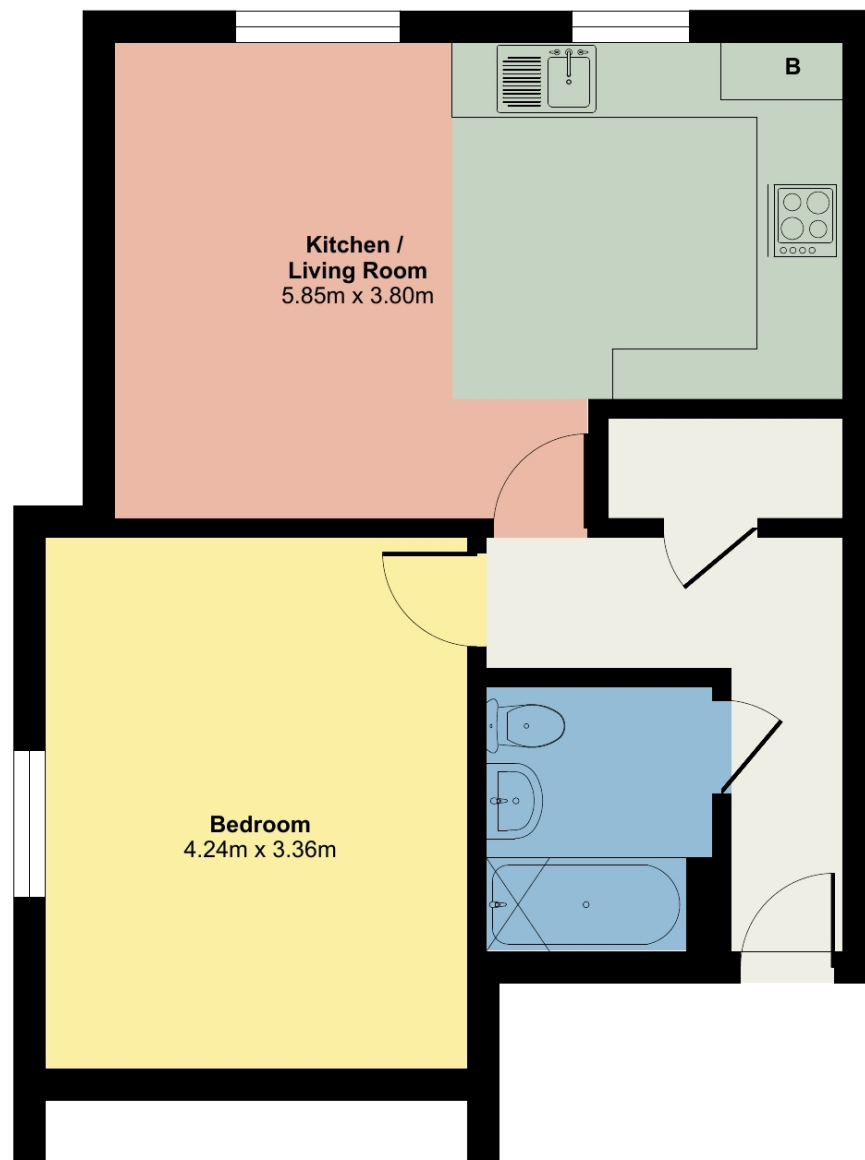


Front Elevation

## Aspen Close, Kendal, LA9

Approximate Area = 506 sq ft / 47 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1277565

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**Request a Viewing Online or Call 01539 729711**