



Levens

£230,000

10 Beathwaite Gardens, Levens, Kendal, LA8 8NG

10 Beathwaite Gardens is a well presented first floor apartment located within the popular Beathwaite Gardens development in the attractive South Lakeland village of Levens. This charming and picturesque village boasts a strong sense of community, offering residents a local shop, primary school, churches and a traditional public house. Conveniently situated, the property provides excellent access to the M6 motorway, the market town of Kendal and the nearby village of Milnthorpe. Whether you're seeking a retirement spot or a permanent residence, this location offers a blend of rural charm and accessibility.

Quick Overview

- First Floor Apartment
- Open plan living area
- Three bedrooms
- Modern Shower Room
- Private balcony and communal gardens
- Residents parking
- Peaceful village location
- Easy to manage layout
- No upward chain
- B4RN broadband available*



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B4RN



Resident
Parking

Property Reference: K7097



Open Plan Living Room and Kitchen



Kitchen



Bedroom One



Bedroom Two

Positioned in a peaceful corner of the development, the apartment benefits from private off-road parking and access to well-maintained communal gardens.

The private entrance leads into a ground floor hall with stairs rising to the first floor landing. The landing provides access to a useful storage cupboard housing the hot water cylinder and leads to all main rooms, including the open-plan living room/kitchen, three bedrooms and the shower room.

The open-plan living area is a bright, welcoming space, featuring two windows and a patio door that opens onto a balcony with a pleasant aspect. The kitchen area is fitted with a range of wall and base units, including a pantry cupboard and is complemented by work surfaces with an inset sink and half with drainer and co-ordinating part-tiled walls. Appliances include an integrated Hotpoint oven, a four-ring electric hob with a concealed extractor fan, plumbing for a washing machine and space for a fridge freezer.

Bedroom one and bedroom two are well-proportioned doubles, both offering lovely views towards distant Lakeland fells. Bedroom three is a single room that shares the same attractive outlook and could serve well as a study or home office.

The contemporary shower room comprises a three-piece suite including; a large walk-in shower cubicle, wash hand basin and WC. The room is completed with part-panelled walls, a heated towel rail and an extractor fan.

Externally, the property offers generous off road parking for both residents and guests. The communal gardens are beautifully maintained and provide a tranquil setting, complete with impressive views of the surrounding Lakeland fells, enhancing the appeal of this delightful apartment.

Accommodation with approximate dimensions:

First Floor

Landing

Open Plan Living area

23' 11" x 12' 4" (7.29m x 3.77m)

Bedroom One

11' 4" x 8' 4" (3.47m x 2.56m)

Bedroom Two

12' 4" x 8' 10" (3.77m x 2.71m)

Bedroom Three

11' 4" x 6' 0" (3.47m x 1.84m)

Shower Room

Parking: Residents parking space

Tenure: Leasehold -held on a balance of 999 year lease from 16 January 1998. Residents own the freehold with each property having an equal share

Service Charge (Administered by a management board of residents) - 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 D

Services: Mains electricity, 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.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///mule.vented.attending

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 side to towards the rear, fronting the garages.

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 Three



Shower Room



Balcony

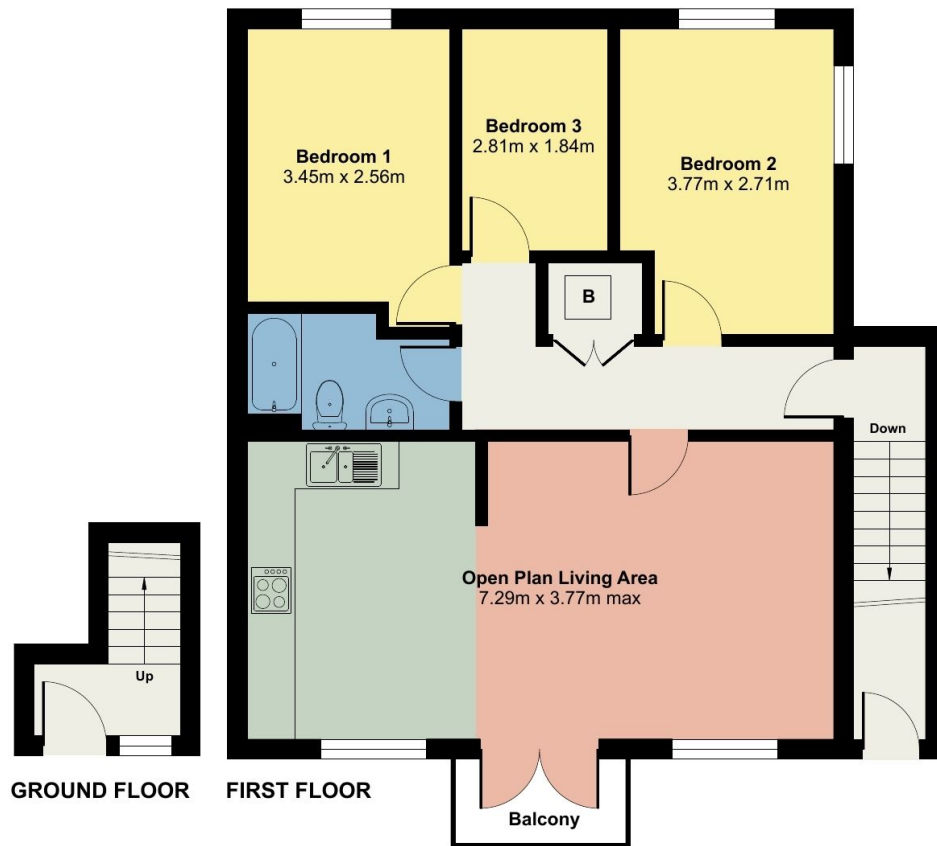


Communal Gardens

Beathwaite Gardens, Levens, Kendal, LA8

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



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: 1293297

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