



Kendal

£150,000

30 Bluebell Close, Kendal, Cumbria, LA9 7SH

30 Bluebell Close is a two-bedroom first-floor apartment tucked away in a quiet cul-de-sac on the ever-popular Valley Drive estate. Enjoying a convenient location, the property is just a short distance from a range of everyday amenities including a supermarket, doctors' surgery, regular bus service and train station, ideal for commuters and those seeking easy access to the local area. With a simple, low-maintenance layout, this home is perfect for first-time buyers or investors alike. Offered for sale with no upward chain, it represents an excellent opportunity to purchase in a highly desirable location.

Upon entering the property, there is a convenient space for coats and shoes, with stairs leading up to the first-floor landing. From here, there is access to a useful storage cupboard and the loft, providing additional storage options.

Quick Overview

First floor apartment
Living room
Fitted Kitchen
Two bedrooms
Modern Bathroom
Gas Central heating
Two parking spaces
Close to public transport links
Ideal first purchase/investment
Ultrafast Broadband*



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Ultrafast



Off Road
Parking

Property Reference: K7128



Living Area



Living Area



Kitchen



Kitchen

The living room enjoys a pleasant front aspect and features a coal-effect gas fire with a decorative surround, creating a warm and welcoming focal point. A door leads into the kitchen, which is fitted with a range of wall and base units, an inset sink and drainer, space for a slot-in oven with concealed extractor, plumbing for a washing machine, and room for an under-counter fridge. The kitchen also houses the wall-mounted gas boiler and includes a further storage cupboard, tiled flooring and a window with a rear aspect.

The main bedroom is a spacious double with a view to the rear and includes a built-in storage cupboard. The second bedroom is also a good-sized room with a rear aspect and a useful storage cupboard.

The modern bathroom is fitted with a three-piece suite comprising: a panelled bath with shower over, a WC and a wash hand basin. It is finished with tiled walls and flooring, underfloor heating, a heated towel rail, extractor fan and a window providing natural light.

Outside, the property benefits from a small patio area and a mature flower bed to the side, adding a touch of greenery. There are also two off-road parking spaces included.

This apartment offers a fantastic opportunity for anyone looking for a practical and well-located home or investment. Early viewing is highly recommended to appreciate all that it has to offer. Call now for more details or to arrange your viewing.

Accommodation with approximate dimensions:

Entrance Porch

First Floor Landing

Living/Dining Room

12' 11" x 12' 8" (3.95m x 3.88m)

Kitchen

10' 7" x 6' 0" (3.24m x 1.83m)

Bedroom One

10' 6" x 10' 4" (3.22m x 3.15m)

Bedroom Two

9' 10" x 9' 8" (3.02m x 2.95m)

Bathroom

Parking: Off road parking for two vehicles.

Property Information:

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

Tenure: Leasehold - Held on the balance of a 999 year lease from 1993. 967 years remaining.

Ground Rent - £50 per annum.

Council Tax: Westmorland and Furness Council - Band B.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words & Location: [///branded.precautions.lights](https://www.what3words.com/brand-precautions-lights)

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 Bluebell Close. Number 30 can then be found immediately on the right hand side.

Anti Money 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).

Agent Note: The flat is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.



Bedroom One



Bedroom Two



Bathroom

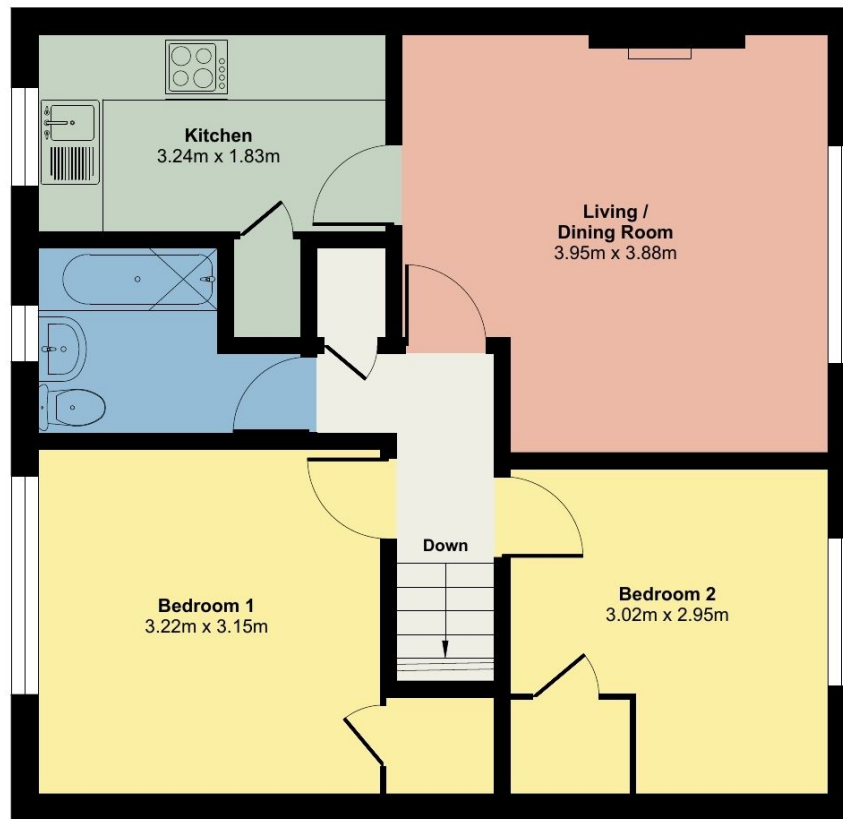


Front Elevation

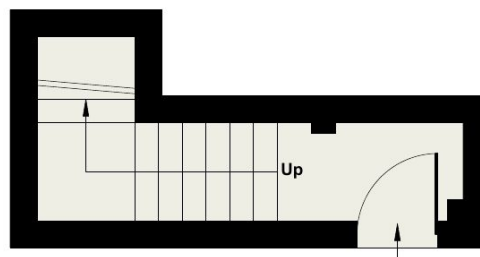
Bluebell Close, Kendal, LA9

Approximate Area = 604 sq ft / 56.1 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1321531

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