



## Kendal

£120,000

Flat 4 County Mews, Sandes Avenue, Kendal, Cumbria , LA9 4LL

Welcome to Flat 4 County Mews, a well-presented one-bedroom second floor flat ideally located within County Mews, a purpose-built and well-managed development just off Sandes Avenue, close to Kendal town centre.

This attractive property offers an easy-to-manage layout comprising an open-plan living room and kitchen, a comfortable double bedroom and a bathroom. Perfect for first-time buyers, investors or those seeking a low-maintenance permanent home, the flat is offered with no upward chain and benefits from an allocated parking space.

### Quick Overview

- Second floor flat
- Open plan living room/kitchen
- Double bedroom and bathroom
- Allocated undercover parking space
- Convenient location for town centre
- Ideal first purchase/investment
- Electric storage heating
- Communal bike store
- No upward chain
- Ultrafast broadband speed available\*



1



1



1



D



Ultrafast



Allocated parking  
space

Property Reference: K7193



Entrance Hall



Bedroom



Bedroom



Living Room

The entrance hall includes an airing cupboard housing the hot water cylinder with useful shelving and provides access to all rooms.

The open-plan living room and kitchen enjoys a pleasant front aspect with two windows, allowing plenty of natural light. The living area features a fireplace, while the kitchen is fitted with a range of wall and base units, coordinating work surfaces and part-tiled walls. There is an inset stainless steel sink and drainer, a built-in oven with four-ring electric hob and stainless steel extractor, plumbing for a washing machine and space for a fridge freezer.

The bedroom is a good-sized double room with a front aspect and a built-in wardrobe providing useful storage.

The bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, WC and wash hand basin. It is finished with part-tiled walls, a heated towel rail and a window providing natural light and ventilation.

With its convenient location, allocated undercover parking space, use of a communal bike store and well-maintained communal areas, Flat 4 County Mews represents an excellent opportunity to acquire a centrally located, low-maintenance home. Call now to arrange a viewing.

**Accommodation with approximate dimensions:**

**Second Floor**

**Private Entrance Hall**

**Open plan living room and kitchen**

17' 8" x 14' 3" (5.39m x 4.35m)

**Bedroom**

12' 6" x 9' 10" (3.83m x 3.02m)

**Bathroom**

**Parking:** Allocated parking space.

**Property Information:**

**Tenure:** Leasehold - 999 years from April 1st 1989.

Service charge - £120 per month.

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



**Council Tax:** Westmorland & Furness Council - Band B

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3Words & Directions:** ///unity.dairy.feed

Entering Kendal from the Windermere Road direction, turn left onto Sandes Avenue and stay in the left hand lane. The entrance to County Mews can be found on your left immediately after Kwikfit. Go under the archway and the block is immediately to the right hand side.

**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).



Kitchen



Bathroom



Undercover allocated parking space



Communal bike store

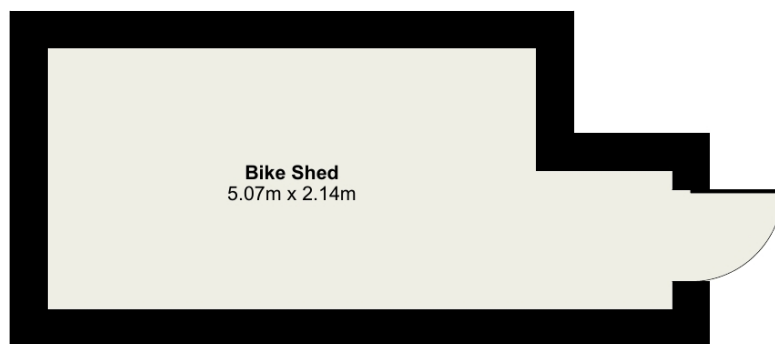
## County Mews, Sandes Avenue, Kendal, LA9

Approximate Area = 410 sq ft / 38 sq m

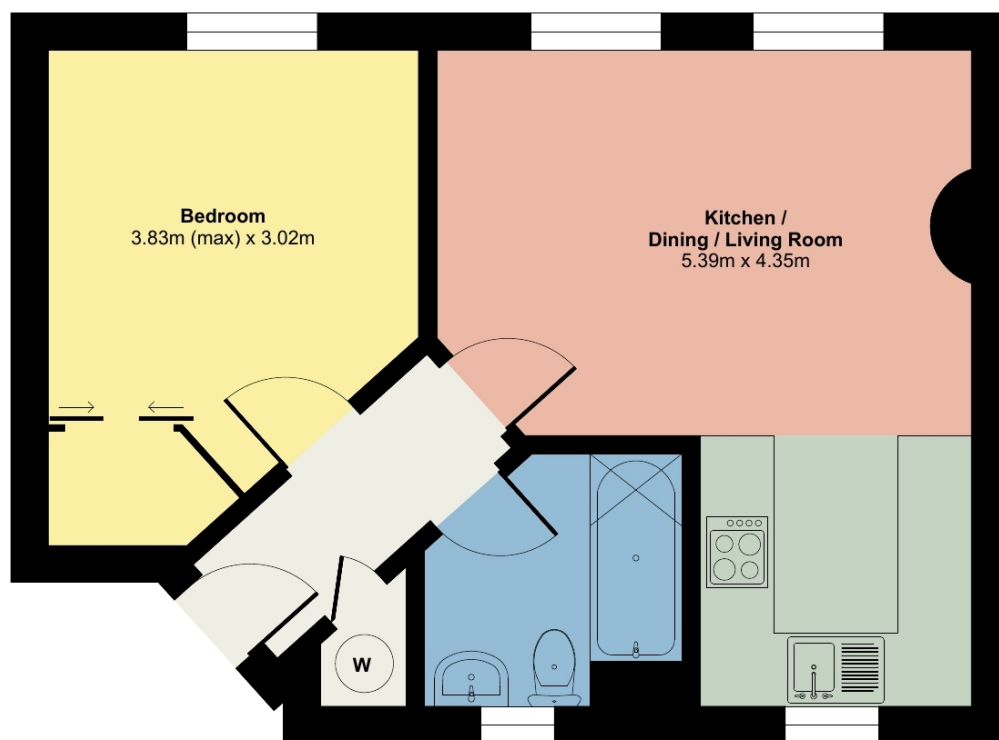
Outbuilding = 106 sq ft / 9.8 sq m

Total = 516 sq ft / 47.8 sq m

For identification only - Not to scale



**OUTBUILDING**



**FIRST 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: 1373560

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 31/10/2025.

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