



Kendal

£225,000

316 Sand Aire House
Stramongate
Kendal
Cumbria
LA9 4UA

A well presented two bedroom luxury apartment situated on the third floor with a splendid covered deck enjoying a superb aspect across "The Auld Grey" town of Kendal. Private parking is included and the apartment offers first class accommodation for the individual or couple for permanent or leisure use.

The accommodation enjoys an open plan living room with dining area and well fitted and equipped kitchen, two good double bedrooms and excellent bathroom and shower room. With no upward chain and vacant possession on completion an early appointment to view is recommended.

Property Ref: K6490

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Bedroom 1 with ensuite



Ensuite to bedroom 1



Bathroom

Description

This well planned third floor, two bedroom apartment boasts a splendid covered deck/balcony that enjoys views across the roofscape of the town taking in the river Kent and surrounding countryside. The apartment has been finished to a high standard with open plan living room with dining area and excellent fitted and equipped kitchen, bathroom and two double bedrooms, one with en-suite shower room. Viewing highly recommended.

Location: Situated by the River Kent, Sand Aire House was converted by Crosby Homes into a range of exclusive apartments and penthouses. The location is within easy walking of the town centre with its shops, restaurants and pubs and the railway station and bus station are both an easy level walk away. The town centre boasts a library, supermarkets, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre and Abbot Hall gallery – is at the hub of Kendal's arts scene.

Accommodation (with approximate dimensions):

Entrance Hall with attractive flooring, storage heater and down lights. Excellent storage/cloaks cupboard.

Open Plan Living/Dining Room 18' 11 max" x 14' 8" (5.77m x 4.47m) with three windows over looking the town and across to Serpentine Woods. Attractive flooring, down lighters, two storage heaters, TV and telephone point, entry phone. Double glazed French doors open out onto the splendid covered decked terrace 13' 8" x 10' 8" (4.17m x 3.25m). Open to:

Kitchen 8' 0" x 6' 10" (2.44m x 2.08m) fitted with an attractive range of wall and base units with complementary working surfaces and co-ordinating tiled walls. Built in oven and four ring ceramic hob with stainless steel cooker hood and extractor over. Inset stainless steel bowl half sink, concealed washer/dryer and integrated dishwasher, alcove for fridge/freezer. Attractive flooring and opening to dining area.



Bedroom 2

Bedroom 1 14' 9" x 9' 7" (4.5m x 2.92m) enjoying splendid open views. Electric panel heater, telephone point. Ensuite Shower Room with complementary tiled walls and heated towel rail. A three piece suite comprises; a large shower cubicle, WC and wall hung wash hand basin. Attractive flooring, wall mirror and shaver point. Down lighters and extractor fan.

Bedroom 2 12' 7 max" x 10' 0" (3.84m x 3.05m) with full height double glazed window to the balcony/terrace and open view beyond. Electric panel heater, useful built in cupboard.

Bathroom with attractive flooring, and complementary mosaic tiled walls. A Roca three piece suite in white comprises; of a deep bath with central mixer tap, wall hung wash hand basin and WC. Tiled shelf, wall mirror, down lighters, shaver point, extractor and heated towel rail.

Outside: Private secured parking space in car park with remote control entries.

Services: mains electricity, mains water and mains drainage.

Tenure: Leasehold - Held on the balance of a 999 year lease.

Service Charge: for 2022 is payable in monthly instalments of £300.63 which covers building insurance, communal lighting, caretaker, lift maintenance and all general maintenance.

Ground Rent - £181.05 payable per annum.

Council Tax: South Lakeland District Council - Band D

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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



Covered decked terrace

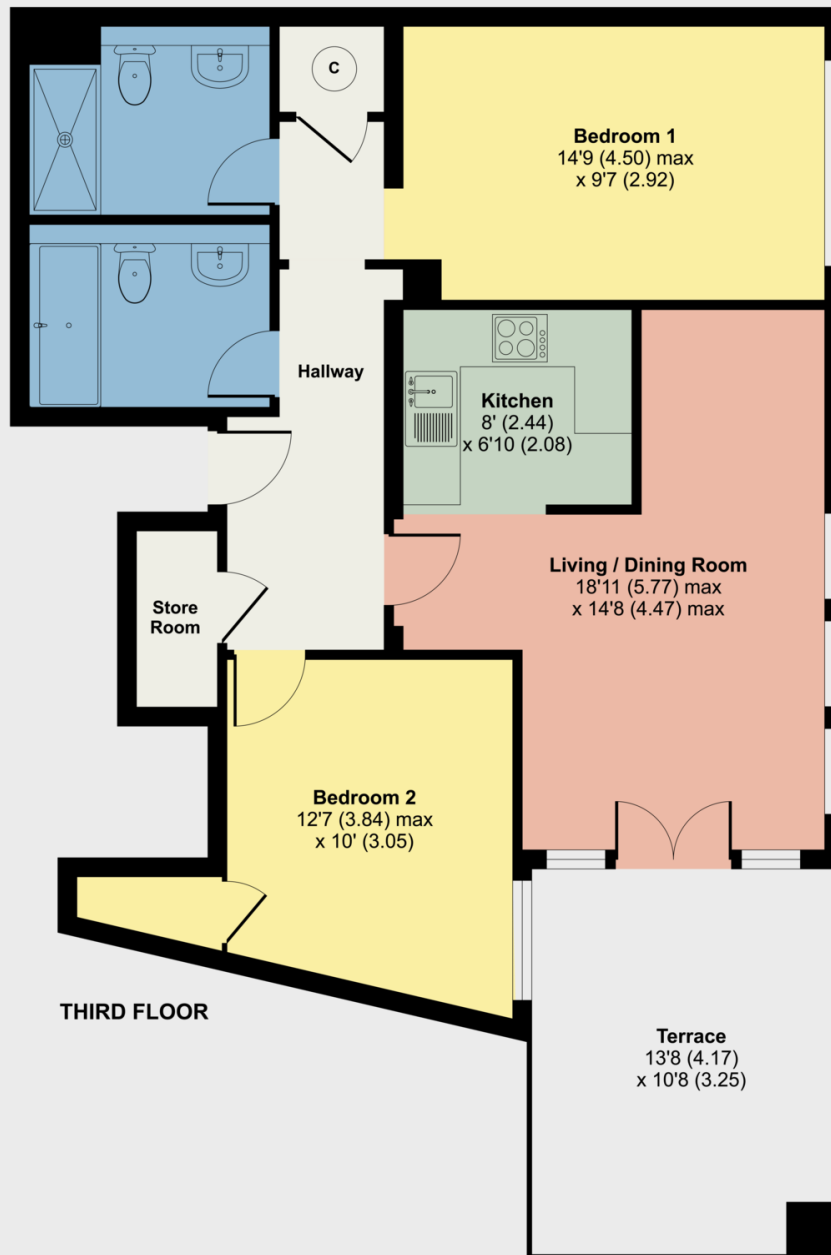


Doors to covered terrace

Sand Aire House, Stramongate, Kendal, LA9

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2022. Produced for Hackney & Leigh. REF: 846964

A thought from the owners... "This super quiet apartment has lovely afternoon/evening sun. The privacy, security and undercover private space are particularly valuable"

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