

Aynam Road

£155,000

1 Aynam Court
Aynam Road
Kendal
Cumbria
LA9 7EL

A well presented, ground floor flat forming part of a well managed, small development conveniently situated within walking distance of Kendal town centre, with the real benefit of a private parking space.

Recently decorated throughout to include attractive oak doors, the easy to manage layout enjoys a spacious living room, a newly fitted kitchen, a double bedroom and a modern bathroom. An ideal home for first time buyers, investors or those wishing to be located near to Kendal town centre. The property is offered chain free.

Property Ref: K6495





Living/Dining Room



Kitchen

Description An attractive ground floor flat located just off Aynam Road, with the River Kent and Abbot Hall Park being close by and Kendal town centre a level walk away. The easy to manage layout offers a private entrance hall, fresh and modern kitchen, a spacious bathroom, good sized living and dining room and a double bedroom. Outside is a private parking space, close by, within the maintained courtyard.

1 Aynam Court has recently been lovingly modernised and would be of an interest to those looking to get on the property ladder, or for a bolthole in the Lake District or an investment. The property is offered chain free and early viewing is recommended.

Location Situated just off Aynam Road the property can be found by following the one way system southwards and turning left off Aynam Road into Parr Street. Take the first right sign posted Whitton Terrace and then turn right into the private car park behind the flats.

Accommodation with approximate dimensions:

Ground Floor

Shared Entrance Hall Access to the shared entrance hall is via a secure intercom entry system. Number one can then be found on the left hand side.

Private Entrance Hall with two useful cupboards with shelving. Radiator.

Living Room/Dining Room a light and airy room enjoying a dual aspect with three double glazed windows. Coving to the ceiling, TV aerial point, telephone point and telephone entry phone. Two radiators.

Kitchen fitted with an attractive range of wall and base units with wine rack and complementary working surfaces with inset stainless steel sink. Built-in Lamona electric oven, four ring gas hob with stainless steel cooker hood and extractor over. Co-ordinating part tiled walls and double glazed window. Washing machine and space for fridge freezer. Wall mounted Viessman gas boiler.



Living/Dining Room

Bedroom with double glazed window with aspect to the side. Telephone point and radiator.

Bathroom a three piece suite comprises; a panel bath with shower over with rainfall head, vanity unit with wash hand basin and WC. Part panelled walls, heated towel rail, down lights and extractor fan.

Outside To the front of the apartment is one parking space.

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

Council Tax: South Lakeland District Council - Band B

Tenure: Leasehold - 999 years from 2013

Service Charge - £100.00 per calendar month, to include maintenance of internal and external communal areas.

Ground Rent - £10 per annum

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.

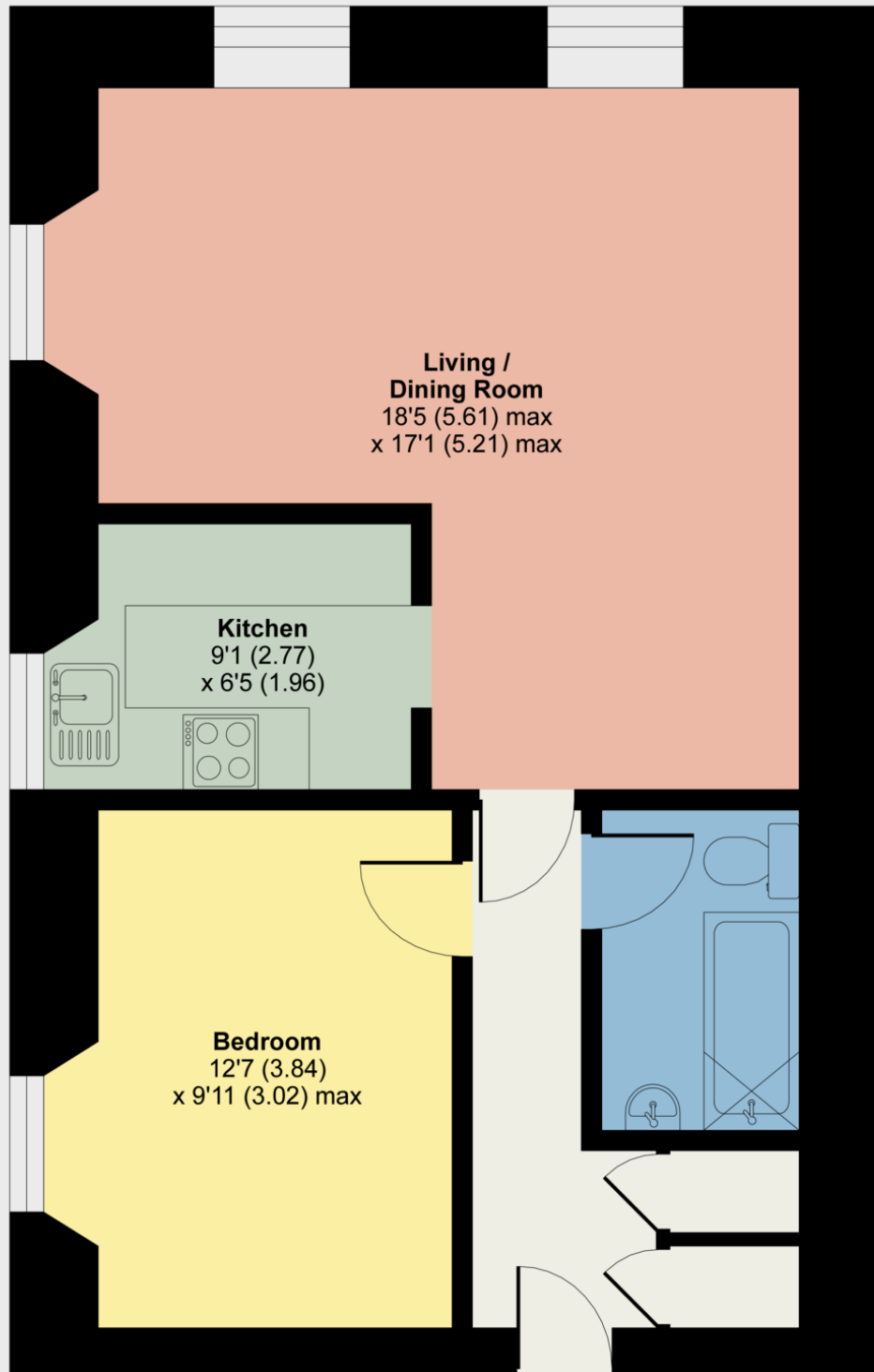


Bedroom

Aynam Court, Aynam Road, Kendal, LA9

Approximate Area = 537 sq ft / 49.8 sq m

For identification only - Not to scale



A thought from the owners – A pleasant and convenient apartment close to local amenities, parks and gardens and only a short walk in to town.

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.