



# Staveley

£215,000

27 Fairfield Close, Staveley, Kendal, Cumbria, LA8 9RA

An immaculate 2 bedroomed first floor apartment in the popular village of Staveley within the Lake District National Park. Set in a quiet cul-de-sac this apartment forms part of a well managed development. The current owners have decorated and recarpeted throughout and have replaced the old electric heating system with a new more energy efficient electric system.

## Quick Overview

2 bedroomed first floor apartment

1 reception room and 1 bathroom

Quiet cul de sac location

Shared garden

No chain

Close to the amenities of Staveley village

Immaculate condition

Suitable as a permanent, short term let or 2nd home

Private parking space

\*Superfast Broadband speed 40mpbs available



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Property Reference: W5944





Living Room



Living Room



Kitchen



Bedroom 1

**Description:** This modern and attractive two double bedroom first floor apartment forms part of a well-managed development close to the heart of the popular village of Staveley located within the Lake District National Park. The apartment enjoys a cul-de-sac location with fell views and is within easy walking distance to nearby shops, the station, GP surgery, pubs and the popular mill yard with the Wilf's café and Hawkshead Brewery.

The layout is spacious and well presented with an attractive fitted kitchen and modern bathroom. This really is ready to move into and enjoy, the property is bright and gains extra light from the square bay window in the living room. The kitchen has a good range of modern appliances including Neff built in oven with separate grill, induction hob with extractor over, built in Neff washing machine and Bosch dishwasher. Both bedrooms are a good size with bedroom 1 having fitted wardrobes. All windows are double glazed throughout. An ideal home for an individual or a couple to use and enjoy for permanent, holiday or retirement living. The property has neat and well-maintained communal gardens and a private parking space in the shared car park area. The property also boasts a sizeable bike or storage shed which is separate from the building within the communal grounds. An early appointment to view is highly recommended.

**Location:** Leaving Windermere take the A591 to Kendal, take the left turning into the village of Staveley at the second turning, and just after the Eagle & Child turn left before the bridge onto Gowan terrace, follow the road round and take the first left into Fairfield Close and then the first right into the cul-de-sac and number 27 can be found on your right towards the head of the cul-de-sac.

**Accommodation:** (with approximate measurements)

**Communal Entrance**

**Entrance Hall**

**Living Room**

18' 1" into bay x 12' 3" (5.51m x 3.73m)

**Kitchen**

9' 7" x 8' 4" (2.92m x 2.54m)

**Bedroom 1**

11' 10" max x 10' 10" max (3.61m x 3.3m)



## Bedroom 2

9' 7" x 7' 9" (2.92m x 2.36m)

## Bathroom

### Property Information:

**Outside:** The property enjoys a private parking space, shared garden area, bin store and bike or storage shed.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated the 1st April 1989. There is a service charge payable of £195.00 per month with a £5.00 monthly increase expected per year, until 2026. There is no ground rent payable. A copy of the lease is available for inspection at the office.

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

**Council Tax:** South Lakeland District Council - Band C.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

### What3Words:

<https://what3words.com/scorecard.vent.chaos>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 26th April 2023 - not verified.



Bedroom 2



Bathroom



View

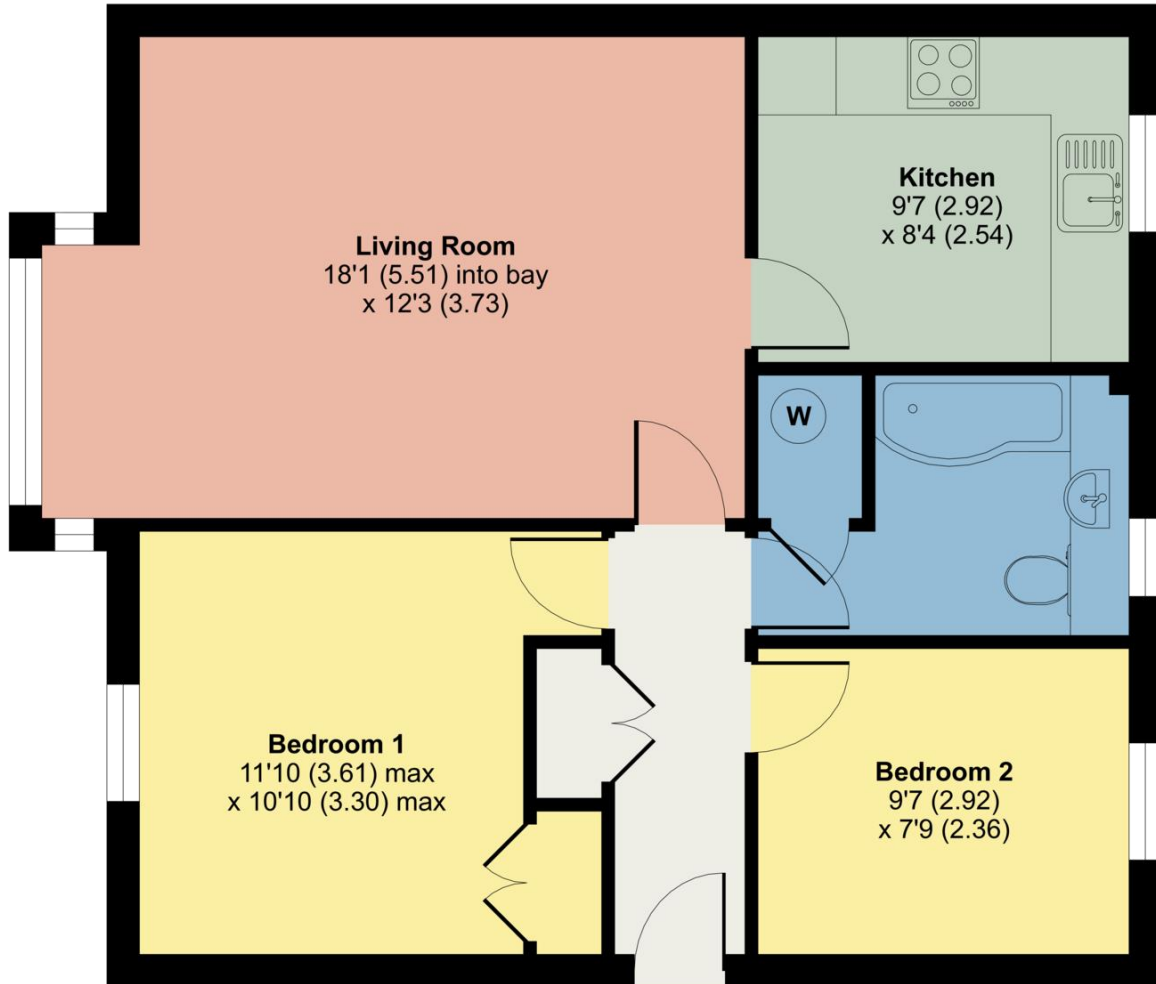


View

# 27 Fairfield Close, Staveley, Kendal, LA8

Approximate Area = 612 sq ft / 56.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 977310

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