



Kirkby Lonsdale

£265,000

3 Royal House, New Road, Kirkby Lonsdale, Carnforth, LA6 2JX

This light and bright two bedroom apartment is situated in a central position within the conservation area of the sought after market town of Kirkby Lonsdale. Close to local amenities and within walking distance to transport links, this home offers great potential for a range of purchasers from first time buyers to those looking for central town living.

The accommodation briefly comprises two bedrooms, one with en-suite, family bathroom and generous kitchen/living/dining room This home is a blank canvas ready for a new buyer to put their own stamp on it. With great access to local amenities including Booths supermarket within walking distance, well regarded schools and a plethora of retail shops, restaurants and pubs, this flat is in a great position to enjoy all that Kirkby Lonsdale has to offer.

Quick Overview

- Ground Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Neutrally Decorated Throughout
- Off Road Allocated Parking
- Central Location in the Popular Market Town of Kirkby Lonsdale
- Walking Distance to Local Amenities
- No Onward Chain
- Ideal Lock up and Leave



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Broadband Available



Allocated Parking

Property Reference: KL3453



Entrance Hall



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room

Property Overview

Discreetly tucked away within Kirkby Lonsdale town centre, 3 Royal House is an ideal lock up and leave or permanent base for those looking to be within walking distance of the town centre and all the amenities it boasts including easy access to the M6 motorway and a range of independent shops, cafes, bars and eateries.

Through an archway off New Road, enter the communal entrance and flat 3 is located on the right hand side.

Entering the property you step into the spacious hallway which provides access to all rooms and has a large storage cupboard, useful for storing coats, shoes and having plumbing for a washer/dryer. A couple of steps down lead to the open plan kitchen/living/dining room. This room has high ceilings and large feature windows which feature through the whole apartment making every room light and bright. The kitchen area is fitted with a range of wall and base units with complementary working surfaces and a spacious breakfast bar. Kitchen appliances include a Neff microwave, Neff oven, four ring hob with extractor hood over, dishwasher and fridge/freezer. The large windows allow a flooding of light to fill the living area with an electric fire, perfect for cozy evenings in front of the television.

Down to the right of the entrance hall you can find two bedrooms, both light spacious rooms with fitted wardrobes and drawers. Bedroom One has the benefit of an en-suite bathroom. Fitted with a three piece suite comprising; walk-in shower, wash hand basin and W.C.

The main bathroom comprises a three piece suite with a panelled bath with hand held shower attachments, wash hand basin, W.C. and partly tiled walls.

Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for Ruskins View and Devil's Bridge. The river Lune runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lake District National Park.

Accommodation (with approximate dimensions)

Bedroom One 18' 11" x 13' 3" (5.77m x 4.04m)

Bedroom Two 13' 1" x 9' 2" (3.99m x 2.79m)

Kitchen/Living/Dining Room 18' 8" x 18' 8" (5.69m x 5.69m)

Property Information

Parking

One allocated parking space

Services

Mains electric, water and drainage.

Council Tax

Westmorland and Furness Council - Band D

Tenure

Leasehold - 999 year lease from 2004. Management company RHNR Annual payment of approximately £1,513.60. Please note the property cannot be used as a holiday let.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words: ///soak.develops.habits



Bedroom One



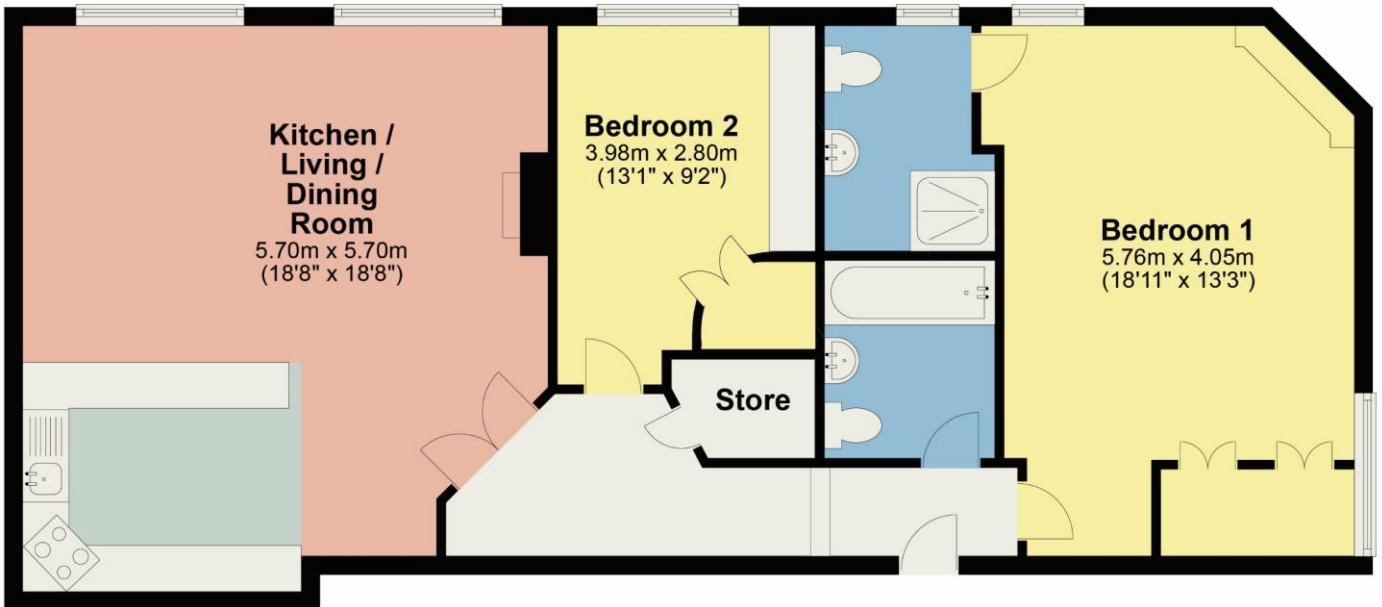
Bedroom One



Bedroom Two



Bathroom



Total area: approx. 83.9 sq. metres (903.4 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3453

A thought from the owners... A light and spacious apartment in a surprisingly quiet location in the centre of Kirkby Lonsdale.

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