



Kirkby Lonsdale

£240,000

Apartment 2, 13 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A first class investment opportunity in the centre of Kirkby Lonsdale, well known as a popular tourist destination. This grade II listed property has been thoughtfully and expertly converted from a former solicitors offices into a ground floor retail unit with a bright ,fresh and contemporary layout and finish with two apartments above approached by a separate side entrance with one being one bedrooomed and the other two bedrooms.

Both are attractively presented being well appointed and sympathetically created using some of the existing period features and now provide extremely comfortable accommodation that can be used for permanent use or for holiday lets.



Quick Overview

- Grade II Listed Two Bedroom Apartment
- Recently Refurbished
- Central Popular Town Location
- Ideal Holiday Let or Permanent Home

Property Reference: KL3275



Entrance



Living Room



Living Space



Kitchen

Property Overview

Apartment two incorporates two bedrooms with one en-suite, open plan kitchen/living area, utility room and family bathroom. As you enter the apartment there is hard wood flooring and space to store coats and shoes with a handy understairs cloakroom. Leading into the kitchen which is fitted with a range of modern grey high gloss base units and floor to ceiling unit with integrated Hotpoint oven and microwave, complementary solid oak worktops and grey part tiled splashback. The cabinets are soft close and have integrated induction hob and matching extractor fan. Sink with mixer tap, integrated dishwasher, fridge and freezer. There is space for a dining table and leads to the open plan living area which features exposed pearling's and window to the front aspect. The utility room can be found on the first floor.

Bedroom One is a double bedroom with fitted wardrobe's with hanging space and shelving with a window to the rear aspect and a Velux window and leads into a modern three piece ensuite which comprises of; a vanity low W.C, vanity hand wash basin and bath with shower over and shower screen. Bedroom two is another spacious double bedroom with secondary double glazed overlooking the market square. There is fitted double wardrobes with hanging and shelving space. To complete the picture is a modern family bathroom with W.C, vanity hand wash basin and bath with shower over and shower screen.

Each apartment has been meticulously constructed and are efficient to heat with sound and heat insulation, along with new boilers, new roof and new electrics all installed at the time of conversion.

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 Devils Bridge. The River Lune runs adjacent to the town providing a lovely circular walk for all along its banks.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

Accommodation (with approximate dimensions)

Kitchen Area 8' 8" x 20' 9" (2.64m x 6.32m)

Lining Room (Open Plan) 12' 2" x 6' 3" (3.71m x 1.91m)

Master Bedroom 12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom Two 12' 6" x 9' 8" (3.81m x 2.95m)

Back Porch

Communal bin storage area with spotlights leading to the rear.

Services

Mains gas, water and electricity. Hive controlled.

Tenure

Leasehold subject to 999 year lease further details tbc.

Council Tax

Band B South Lakeland District Council

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate

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

Anti-Money Laundering Regulations (AML)

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).



Master Bedroom



Master Bedroom

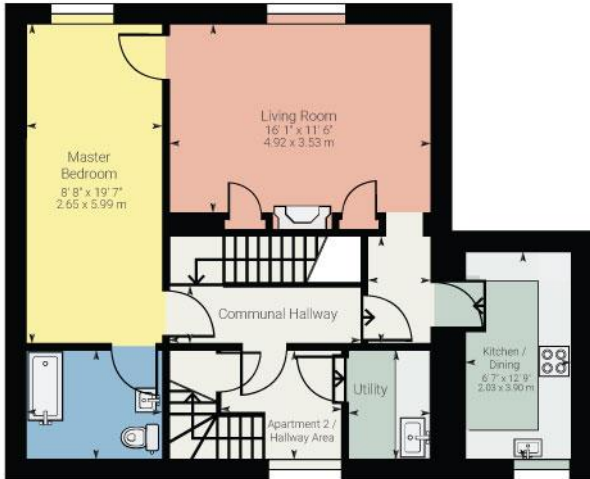


Bedroom Two

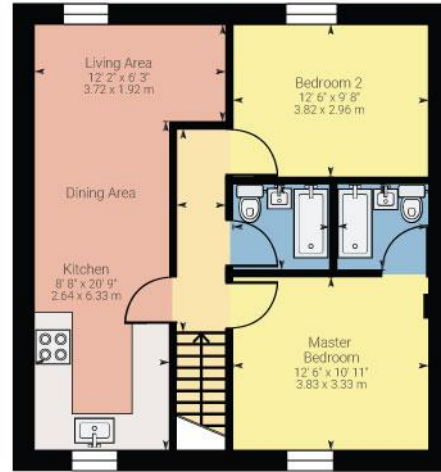


Bathroom

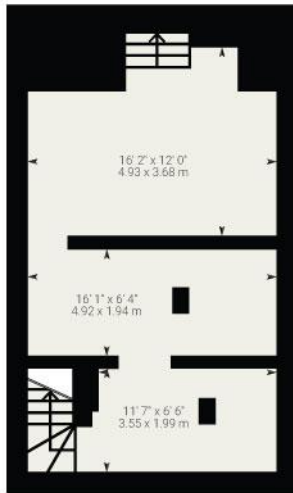
1st Floor (Apartment 1)



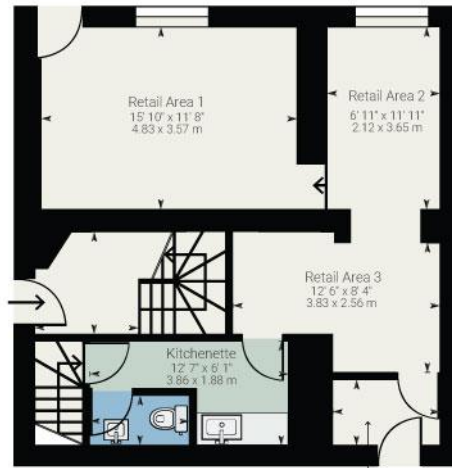
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft² / 215.99 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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