



3 BLACKHALL ROAD, KENDAL  
£87,500



# 3 BLACKHALL ROAD, KENDAL, LA9 4UU



£87,500

This is a wonderful opportunity to purchase a recently refurbished one-bedroom ground-floor retirement apartment for over 60's in the ever-popular Blackhall Croft development. Featuring new flooring, heating, and redecoration throughout, Apartment 3 is perfectly located in a very convenient central Kendal location with easy access to the town centre and main bus routes.

Available with no onward chain, a viewing is recommended to avoid missing out on this lovely property.

## MAIN ENTRANCE

A door on the front side leads into the building. There is a welcoming communal lounge, the House manager's office, and a lift to all floors.

## ENTRANCE

The door to this apartment leads you into the private entrance hall.

## ENTRANCE HALL

7'4 x 6'8 (2.24m x 2.03m)

Doors lead to the lounge/dining room, bedroom, wet room, and store cupboard. Intercom entry system

## LOUNGE/DINING ROOM

23'3 x 10'6 (7.09m x 3.20m)

A pale-coloured fireplace with an electric fire and two windows to the front aspect. Emergency pull cord, and TV point. There is a door to a walk-in cupboard (with lighting and power socket), along with double doors open to the kitchen. Two electric panel radiators.

## KITCHEN

7'7 x 4'7 (2.31m x 1.40m)

A range of fitted units with a complementary worktop, stainless steel sink, a hob with an extractor fan over and a separate built-in oven, fridge and freezer. Space & plumbing for an undercounter appliance, and a window to the front aspect.

## BEDROOM

13'5 x 8'11 (4.09m x 2.72m)

A double room with a fitted, mirrored door wardrobe, a window on the front aspect, and an emergency pull cord.

## WET ROOM

6'8 x 5'6 (2.03m x 1.68m)

The suite comprises a wet room shower with curtain, a vanity wash basin, a w.c., and an emergency pull cord.

## STORE CUPBOARD

A useful store/cloak cupboard housing the hot water cylinder.

## LOCATION

A great location for accessing all Kendal amenities and easy access to the bus station, shops, restaurants, and bars. Kendal railway station connects to the mainline railway station at Oxenholme. Easy access to the Lake District National Park and Yorkshire Dales National Park.

## SERVICES

Mains Electric, Water & Drainage, Broadband & Phone line. Double glazed windows with additional tertiary glazing installed throughout. Electric Heating.

## LEASEHOLD

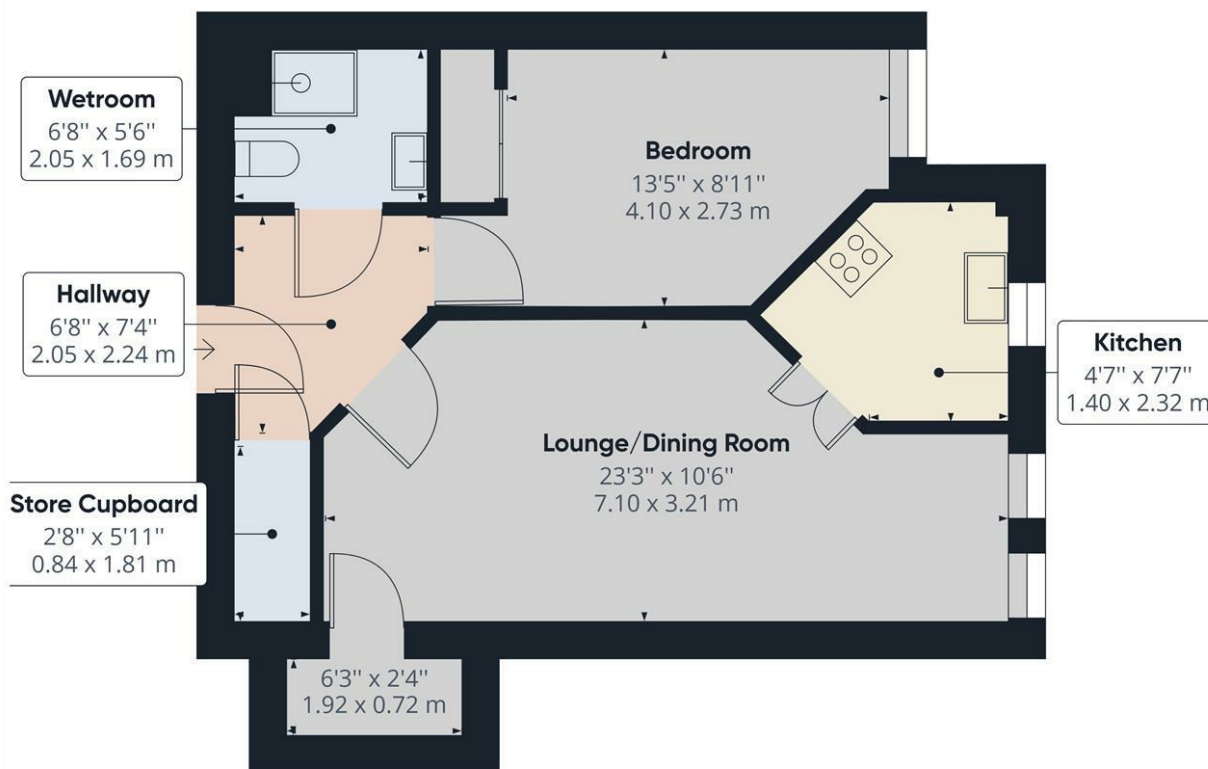
Leasehold Information: 125 years from 1st July 2002.

Management Charge: £1,230.16 paid half yearly (£2,460.32 per year in total) to include buildings insurance, communal maintenance including window cleaning, the laundry, house manager, Careline facility, lift and security to front and back doors.

Fixed Ground rent: £175.00 every 6 months (£350 per year in total)

For people over the age of 60 years





**Approximate total area<sup>(1)</sup>**  
506.48 ft<sup>2</sup>  
47.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## DIRECTIONS

From the Town Hall in the centre of town, travel down Lowther Street and follow the road passing the Church. Continue along and Blackhall Croft is positioned on the left, just after the traffic lights.

Council Tax Band - B Westmorland & Furness Council

EPC - Current 79 Potential 83

Tenure - Leasehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

### ESTATE AGENTS

e estateagents@arnoldgreenwood.co.uk  
t 01539 733383  
w arnoldgreenwood.co.uk/property  
a Exchange Chambers, 8 & 10 Highgate,  
Kendal, Cumbria, LA9 4SX

### SOLICITORS

e info@arnoldgreenwood.co.uk  
t 01539 720049  
w arnoldgreenwood.co.uk/solicitors  
a Exchange Chambers, 8 & 10 Highgate,  
Kendal, Cumbria, LA9 4SX