



# 6 PRINTERS CROFT, KENDAL

## £165,000

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GREENWOOD**

# 6 PRINTERS CROFT, KENDAL, LA9 4DJ



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A fabulous one-bedroom executive apartment situated in a modern residential development in Printers Croft. Conveniently located within the Wainwright Yard development in the bustling market town of Kendal. Open-plan kitchen/living space with a Juliette balcony, a modern bathroom, a spacious bedroom, and secure underground parking make this an ideal base. With a wide range of local amenities on the doorstep, this great apartment is also perfect for access to the Lake District National Park and the M6 Motorway. Not to be missed!

## ENTRANCE TO PRINTERS CROFT

Entrance to Printers Croft is via a communal entrance door with a security entry system into the entrance hall, which has stairs and a lift. The apartment is located on the first floor.

## ENTRANCE DOOR TO THE APARTMENT

The entrance door leads into the hall.

## HALL

12'11 x 4'3

With a wall-mounted entry phone system and doors that lead to the open-plan living room, the bedroom, the bathroom, and a storage/airing cupboard that houses a Megaflo Heatrae Sadia water heater.

## OPEN PLAN LIVING ROOM

17'5 x 11'7

The lounge area has double doors that open to a Juliet balcony overlooking Entry Lane and room for a table and chairs.

## KITCHEN

8'11 x 7'11

The kitchen has a range of fitted storage units with a complementary worktop, a 1 1/2-bowl stainless steel sink, an integrated oven, washing machine, fridge, and a hob with an extractor hood over.

## BEDROOM

16'4 x 8'8

This good-sized double room has a window overlooking Entry Lane.

## BATHROOM

7'8 x 5'2

The suite comprises a bath with a shower over, a wall-hung wash basin, and a hidden cistern w.c. There is a wall mirror and a wall-mounted cabinet with a mirrored door.

## STORAGE CUPBOARD

3'9 x 3'1

Outside the apartment is a private, lockable storage cupboard.

## PARKING

The apartment benefits from an allocated parking space located in the secure parking area, which can be accessed via the lift or by a separate staircase. The electric and water meters are located within the parking area.

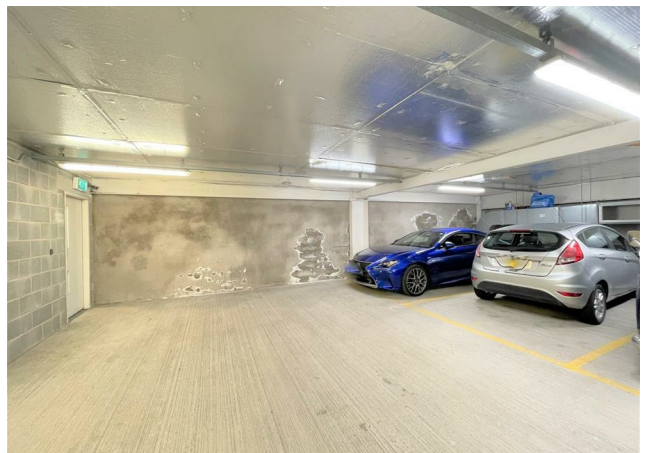
## LEASEHOLD

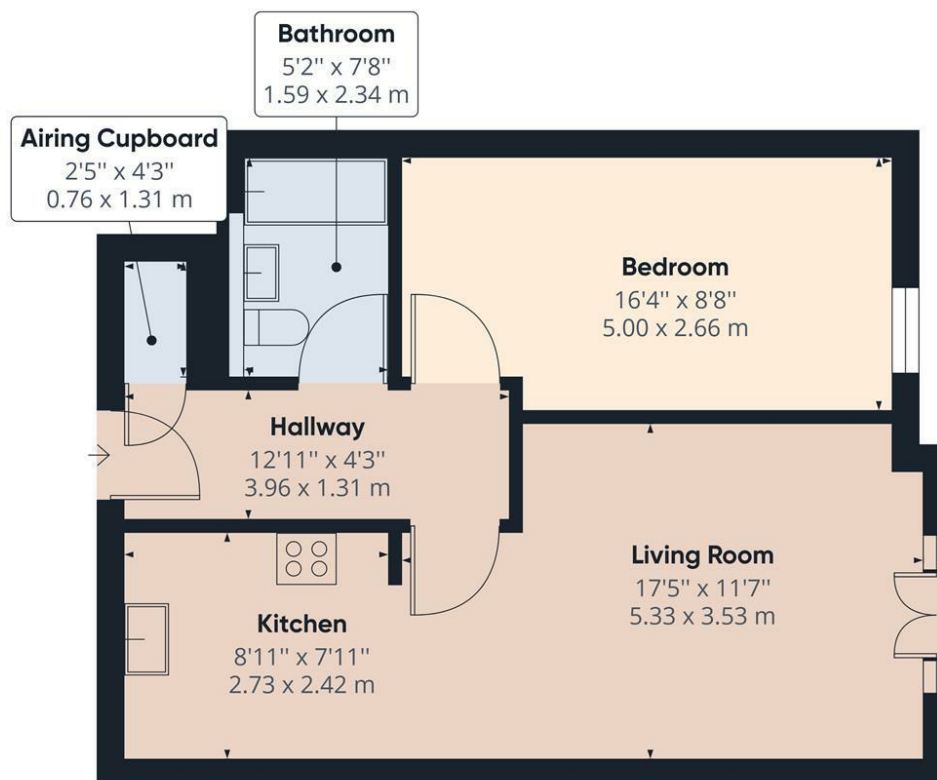
Term: 999 years, from and including 28th November 2003.

Ground rent: one peppercorn if demanded.

Maintenance and Service charge: £127.50 per month (to be confirmed)

Private residences only; no holiday lets permitted.





Approximate total area<sup>(1)</sup>  
517.30 ft<sup>2</sup>  
48.06 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.

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## DIRECTIONS

From our office on foot, head left along Stricklandgate and continue down the road until you see Wainwright's Yard on the left. Follow the lane. Continue along Wainwrights Yard and turn right after Pizza Express, where the entrance door to Printers Court is located on the right-hand side.

Council Tax Band - B South Lakeland  
EPC - Current 62 Potential 75  
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

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