



# 8 MARVIC COURT, KENDAL £210,000





# 8 MARVIC COURT, KENDAL, LA9 4HE



£210,000

An impressive two-bedroom apartment that is set within an award-winning development in one of Kendal's most historic and picturesque yards. Set away from the main street, the property enjoys all the benefits of being located close to town amenities but is quietly tucked away. The hub of this apartment is the open-plan lounge, kitchen, and dining area with exposed beams and generous windows that provide incredible views. To complete this stunning property are two double bedrooms, a shower room, and a valuable, much-needed parking space. Early viewing is highly recommended.

## ENTRANCE

The entrance door to the apartment opens to the hall.

## HALL

14'11 x 4'3 (4.55m x 1.30m)

Doors open to the open-plan living room, the two bedrooms, the shower room, and a cupboard with a rail and shelf. There is hardwood flooring, a radiator and an access hatch to the boarded loft space via a drop-down ladder.

## OPEN PLAN LIVING ROOM

21'2 x 16'10 (6.45m x 5.13m)

The kitchen area has a range of fitted base, wall, and drawer units (one housing the Vokera combi gas boiler) with a complementary worktop, a 1 1/2-bowl stainless steel sink, an integrated oven and grill, a gas hob with an extractor fan, an integrated fridge, and a hidden washer/dryer. With ample room for a table and four chairs, there is an electric fire with a white pebble display set in a pale-coloured surround. There is hardwood flooring and triple-aspect double-glazed timber sash windows providing roof-top views and an apex ceiling with exposed beams.

## BEDROOM ONE

11'9 x 10'6 (3.58m x 3.20m)

This double room has a range of built-in bedroom furniture with over-bed storage, a radiator, and a timber double-glazed sash window.

## BEDROOM TWO

8'5 x 7'4 (2.57m x 2.24m)

This small double room also has a range of built-in bedroom furniture with over-bed storage, a radiator, and a timber double-glazed sash window.

## SHOWER ROOM

7'1 x 6'1 (2.16m x 1.85m)

The suite comprises a corner shower cabinet and vanity unit incorporating a wash hand basin and hidden cistern w.c. There is a wall-mounted corner cabinet with a mirrored door and a ladder radiator.

## EXTERNALLY

From the main road, there is pedestrian access to the entrance of the apartment, where there are residents post boxes and a cupboard housing the electric meters.

There is also vehicular access from the main road to the private resident parking area at the rear of the building.

## ADDITIONAL INFORMATION

Tenure; Leasehold term 999 years from 22nd November 2011. 986 years remaining

Ground rent; One peppercorn if demanded.

Annual service charge; £1500.00 or 12 payments of £125.00 which includes the buildings insurance and repair and maintenance of the communal spaces.

Private dwelling house only and the car parking space as ancillary to the occupation of the flat. No holiday lets permitted.

Services; electric, gas central heating controlled via a Nest thermostat, mains water and drainage.

Parking; One private parking space.

Useful local links -

Local authority - <https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

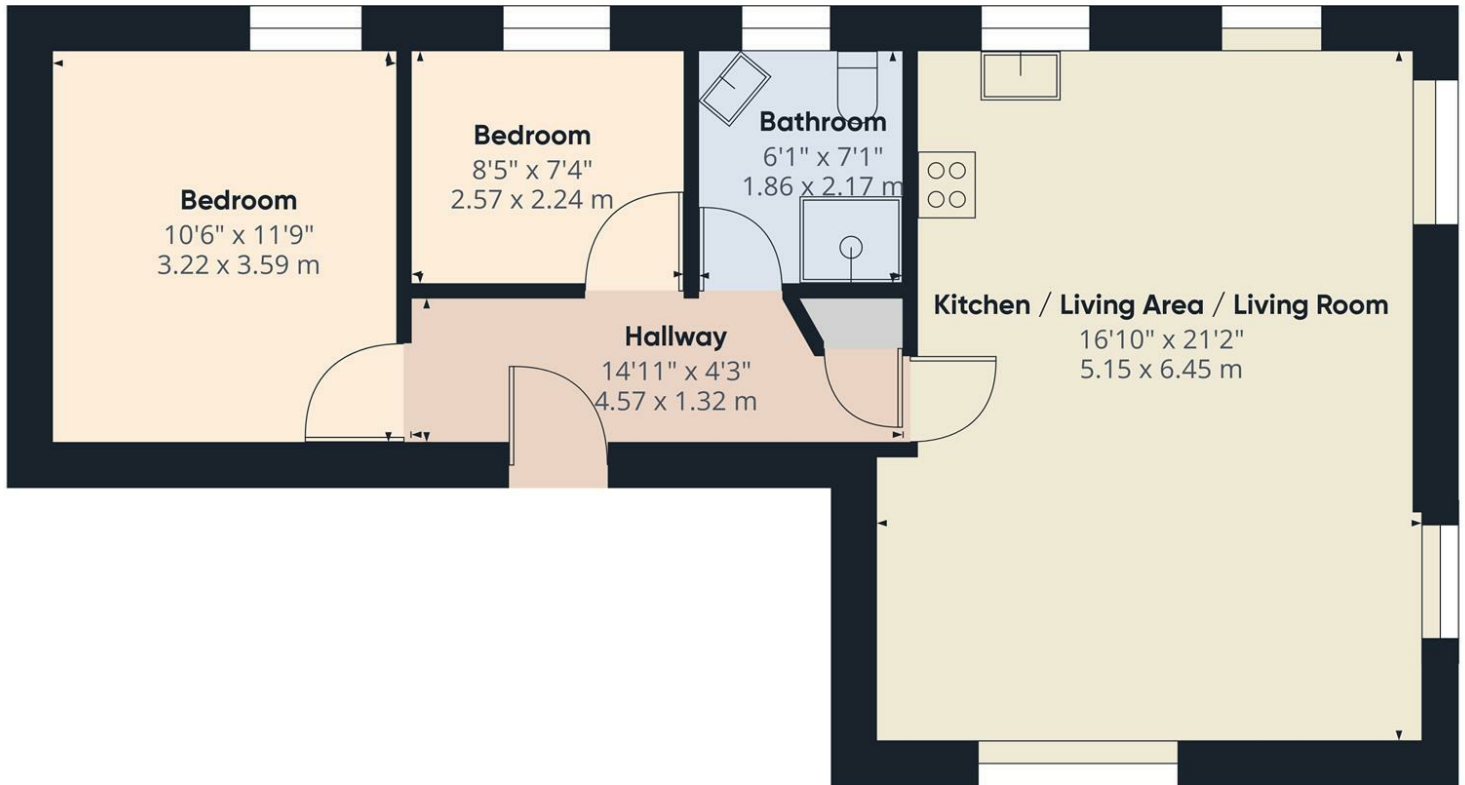
Map of Kendal conservation area -

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register - <https://planningregister.westmorlandandfurness.gov.uk>





#### DIRECTIONS

On foot from the town hall in the centre of town, walk against the traffic, passing the Oxfam Shop and Jo & Cass Hairdressers towards Milne Moser. Enter through the arch and the wrought iron gate into Marvic Court. Walk along the paved pathway, passing properties on the right-hand side. Entrance to Number 8 is via steps to the side of the archway.

Council Tax Band - C Westmorland & Furness Council  
 EPC - Current 66 Potential 68  
 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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