



8 LOUND PLACE, KENDAL £70,000



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Lound Place is a modern and thriving managed development with a lovely, friendly, sociable atmosphere and superb in-house facilities, including a guest room, communal lounge, kitchen, laundry, assisted bathing room, and lifts to all floors. What can only be described as a majestic sensory garden, beautifully tended, is an absolute joy to sit in and relax. This well-proportioned, beautiful, ground-floor, one-bedroom apartment overlooks the communal gardens and seating areas. With a secure fob entry system at the entrance to the building, this apartment is available to those over 55 only on a shared equity scheme, where ownership of only 50% can be purchased, with the remainder being owned by the Riverside Housing Association.

ENTRANCE

The entrance to Flat 8 is on the ground floor and has a secure fob-operated entrance system for residents and a telephone entry system for visitors.

ENTRANCE TO THE FLAT

The entrance door to the flat opens to the hall.

HALL

12'7 x 7'8 (3.84m x 2.34m)

Upon entering Flat 8, there is a Tunstall emergency pull cord, an electric panel heater, and a large cupboard housing the Gledhill water heating system. Doors open to the living room/dining room, bedroom, and wet room.

LIVING ROOM/DINING ROOM

13'2 x 12'8 (4.01m x 3.86m)

The living/dining room has ample room for a table and chairs and an electric panel heater. The lounge has two timber double-glazed windows, allowing the light and sun to enter during the day, and overlooks communal gardens to the rear. The living room/dining room is open to the kitchen.

KITCHEN

9'1 x 8'11 (2.77m x 2.72m)

There is a range of fitted storage cupboards with a complementary worktop over, a stainless steel sink, a built-in oven, a hob with an extractor hood over, space for an upright fridge or freezer, space with plumbing for a washing machine, and a double-glazed timber window overlooking the communal gardens.

BEDROOM

16'5 x 11'6 (5.00m x 3.51m)

A spacious bedroom with an electric panel heater and a double-glazed, timber window to the front.

WET ROOM

8'0 x 6'10 (2.44m x 2.08m)

This large wet room comprises a shower, a vanity wash basin with storage and a wall mirror above, a WC, and a heated towel rail.

EXTERNALLY

There are well-tended gardens maintained by an employed gardener, and residents have use of a greenhouse with the option of participating in gardening. There is also a communal household waste area and several secure doors leading to the outside gardens and electric metre room.

IN HOUSE FACILITIES

House manager on site three days per week.

Secure fob entry system at the entrance to the building.

Weekly social activities include coffee mornings, fish and chip nights, etc.

Hairdressers

Communal lounge

Communal kitchen

Communal meeting room

Pool table

Laundry room

PARKING

There are permit parking spaces available to residents and visitors, not generally allocated or reserved.



LEASEHOLD, SHARED OWNERSHIP AND LOCAL OCCUPANCY

Tenure: leasehold: the lease is for a term of 999 years from 26th March 2010, with 987 years remaining.

Shared equity of 50%, with Riverside owning 50% and as such no rent is payable.

No ground rent is currently payable.

The service charge for 2024/2025 is yet to be confirmed.

For 2023/2024 the charge was £3,158.35

The service charge covers building maintenance and insurance, communal management (water, heating and lighting all communal areas), cleaning of communal areas and window cleaning, gardening and the laundry costs.

No pets allowed.

Additional costs include council tax, water, electricity, broadband/phone/Sky. Fibre has been put into the building so each flat can be connected via their own supplier at their own cost as required.

No local connection restriction is required.

These properties must be the owner's principle home and cannot be second or holiday homes or buy-to-let properties.

ADDITIONAL INFORMATION

Services; Electric, mains water and mains drainage.

Heating; Electric heating

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>





Approximate total area⁽¹⁾

567.77 ft²

52.75 m²

(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

Travel out of town along Aynam Road; continue onto Lound Road. Turn left onto Lound Street, and Lound Place is located at the end of the road.

Council Tax Band - A Westmorland & Furness Council

EPC - Current 70 Potential 79

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.

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