

132 Lingmoor Rise, Kendal – LA9 7NU

Kendal

£125,000



# 132 Lingmoor Rise

Kendal, Kendal

This great first-floor one-bedroom flat is situated in the popular Valley Drive/Heron Hill area. The accommodation offers an entrance hall, a modern open-plan kitchen and lounge area, a newly installed media wall, a double bedroom, and a modern shower room. Perfect for first-time buyers and investors, this one is not to be missed!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First floor flat
- One double bedroom
- Living room/Kitchen with fitted units
- Communal garden and drying area
- Double glazing



### **COMMUNAL ENTRANCE**

Entrance to the building is via communal doors on the ground floor. Stairs lead up to the first floor and the entrance to the flat.

### **ENTRANCE TO THE FLAT**

The glazed uPVC entrance door opens to the hallway.

### **HALLWAY**

The hallway has doors opening to the living room/kitchen, bedroom, and shower room. There is a coat hook rack and an access hatch to the insulated loft space.

### **LIVING ROOM**

The cozy open plan space has a media wall incorporating a display alcove, two storage cupboards, display shelves with lighting, and a radiator. The kitchen has a range of fitted units with a complementary worktop, incorporating a stainless steel sink. There is space with plumbing for a washing machine, a built-in oven, a hob with an extractor hood, and space for an upright fridge or freezer. There is a second radiator and a large uPVC double-glazed window.

### **BEDROOM**

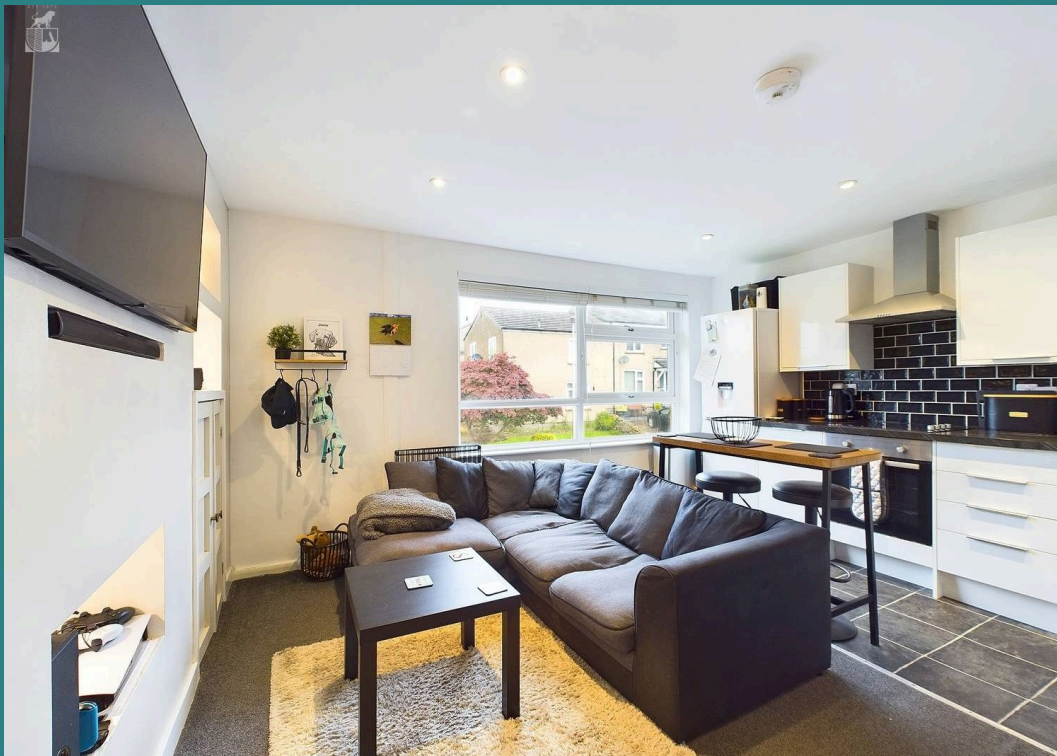
The double bedroom has a wall-mounted Worcester boiler, a radiator, and a uPVC double-glazed window with countryside views.

### **SHOWER ROOM**

The white suite comprises a large shower cubicle with a sliding door, a WC, and a pedestal wash hand basin. There is a chrome ladder radiator and a high-level uPVC double-glazed window.









## Communal Garden

Outside there are communal gardens surrounding the flats, off road parking, drying area shared with neighbour below and bin storage areas.

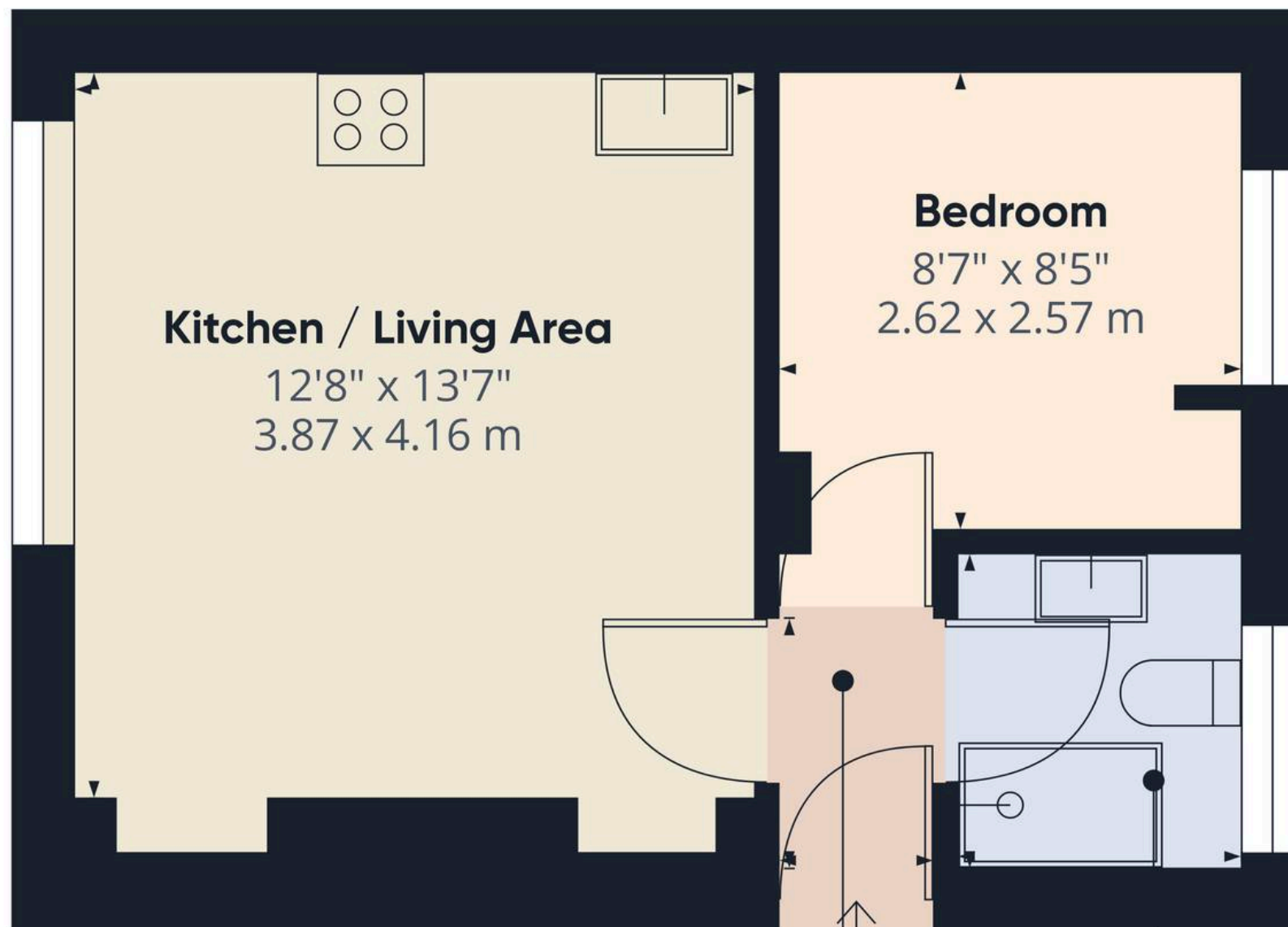
SERVICES: electric, gas, mains water and drainage, gas central heating, broadband (FFTC bre to the cabinet)

TENURE: Leasehold - 999 years from 11th August 1983

Services charge - £762.50 per year in equal quarterly payments.

Ground rent - £1 per year. No holiday lets permitted.





## Kitchen / Living Area

12'8" x 13'7"  
3.87 x 4.16 m

## Bedroom

8'7" x 8'5"  
2.62 x 2.57 m

## Hallway

2'11" x 4'10"  
0.91 x 1.48 m

## Bathroom

5'5" x 6'2"  
1.67 x 1.89 m

Approximate total area<sup>(1)</sup>

309.02 ft<sup>2</sup>

28.71 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 informational purposes only.





## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



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