

132 Lingmoor Rise, Kendal – LA9 7NU

Kendal

£122,000

132 Lingmoor Rise

Kendal, Cumbria

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! No chain sale.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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

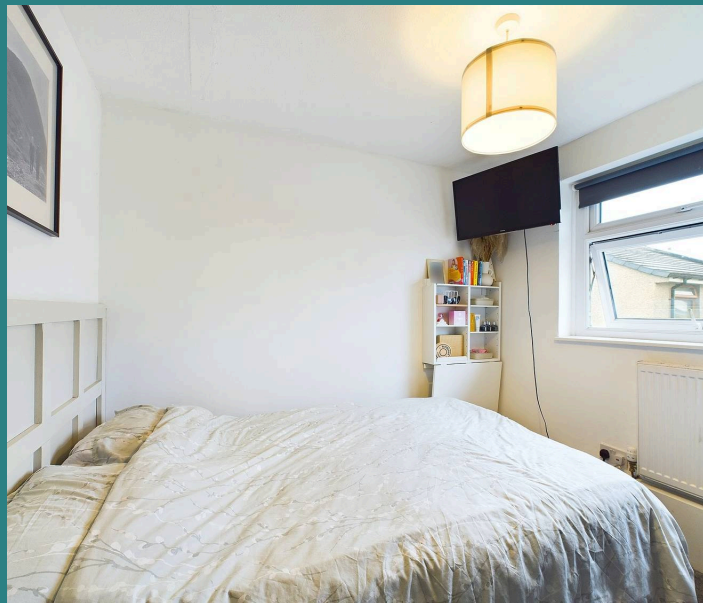
Outside there are communal gardens surrounding the flats, off road parking, drying area shared with neighbour below and bin storage areas.

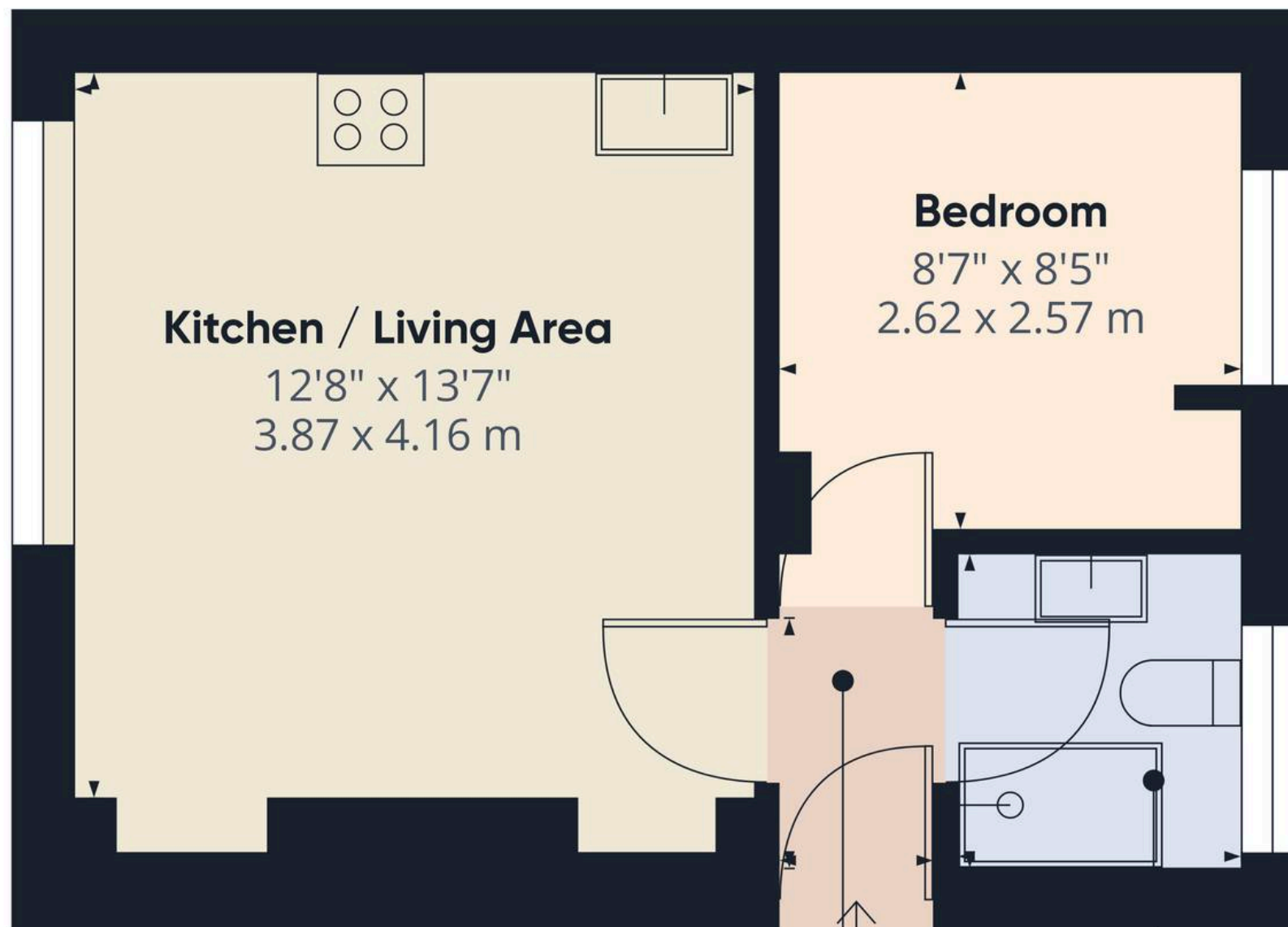
SERVICES: electric, gas, mains water and drainage, gas central heating, broadband (FFTC bre to the cabinet)

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⁽¹⁾

309.02 ft²

28.71 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 informational purposes only.



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