



8 Lound Place Lound Street, Kendal
£70,000





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Kendal

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.

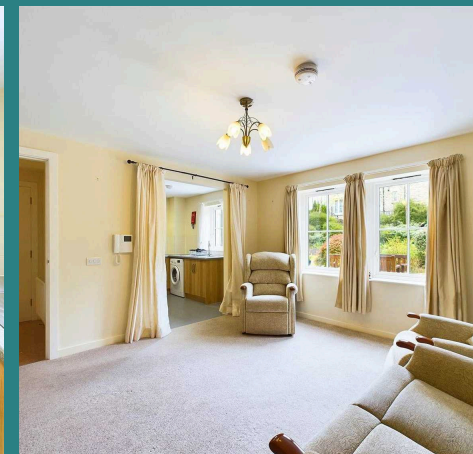
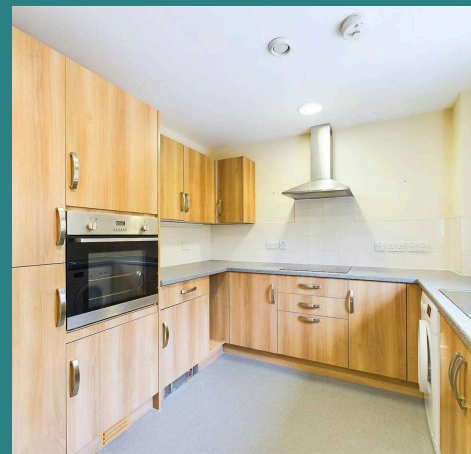
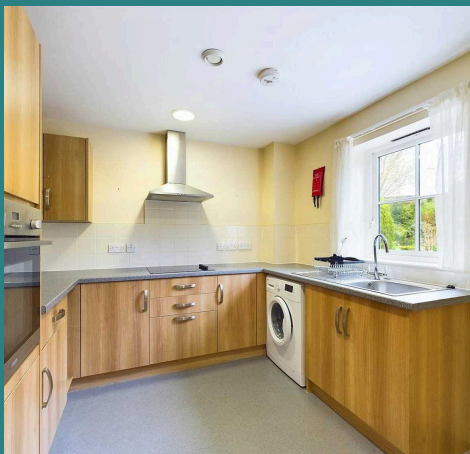
Travel out of town along Aynam Road; continue onto Lound Road. Turn left onto Lound Street, and Lound Place is located at the end of the road.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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

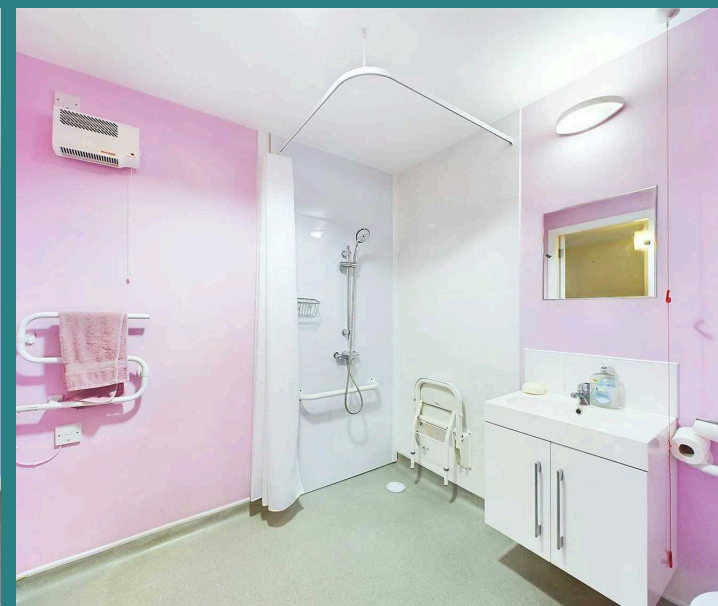
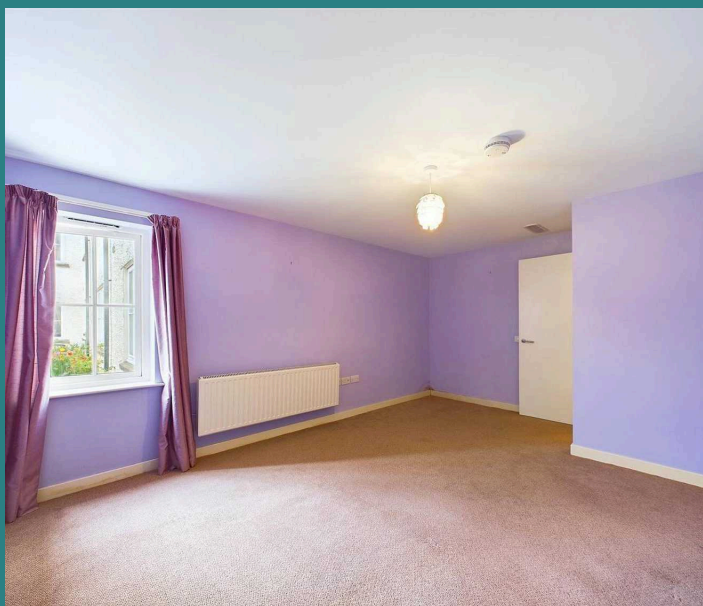
16' 5" x 11' 6" (5.00m x 3.51m)

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.





COMMUNAL GARDENS

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.

OFF STREET PARKING

1 Parking Space

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

Services: electric, mains water and drainage, electric heating.

LEASEHOLD, SHARED OWNERSHIP AND LOCAL OCCUPANCY

Tenure: leasehold: the lease is for a term of 999 years from 16th 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 £3,776,86 until 31/03/2025

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. Fibure has been put into the building so each flat can be connected via their own supplier at their own costs as required.

No local connection restriction in required.

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





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.

GIRAFFE 360



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