



10 Blackhall Croft, Blackhall Road, Kendal

£87,500



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Kendal

Independent retirement living for the over-sixties. Centrally located within Kendal's market town, close to shops, supermarkets, and regular bus links connecting the location to the South Lakes within minutes walk.

This ground-floor apartment is spacious and offers a modern and contemporary feel throughout, benefiting from an open-plan dining area leading into a well-equipped kitchen. One double bedroom, a bathroom, and plenty of space for storage.

The development offers a central lift to all floors, a communal residents lounge, laundry, a guest suite, and a house manager.

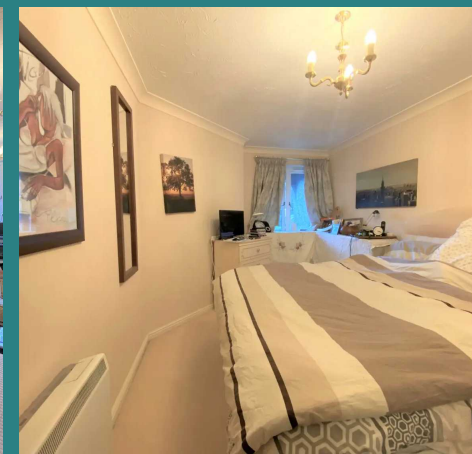
A great location for accessing all Kendal amenities and easy access to the bus station, shops, restaurants, and bars. Kendal railway station connects to the mainline railway station at Oxenholme. Easy access to the Lake District National Park and Yorkshire Dales National Park.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



MAIN ENTRANCE

A door on the front side leads into the building. There is a welcoming communal lounge, the house manager's office, and a lift to all floors.

ENTRANCE

The door to this apartment leads you into the private entrance hall.

HALL

Doors lead to the lounge/dining room, bedroom, bathroom and a storage cupboard. Intercom entry system.

LOUNGE

Generous living area with electric fire set in a pale coloured fireplace and double-glazed timber doors open to the kitchen and double glazed dual aspect windows.

KITCHEN

With a range of pale coloured fitted storage units with a complementary worktop, a stainless steel sink, a hob with an extractor fan over, a separate built-in oven, and space for under counter appliances. There is a double-glazed window.

BEDROOM

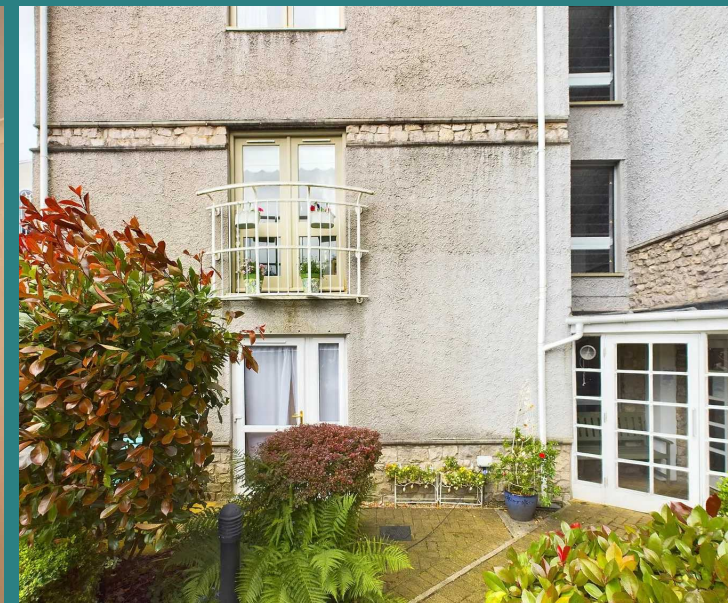
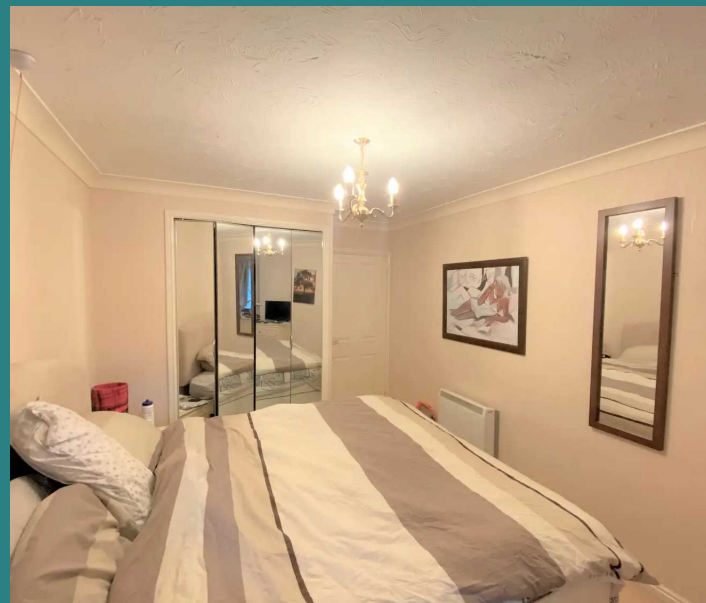
This room has a built-in wardrobe with mirrored doors, an electric panel heater, and a timber double-glazed window.

BATHROOM

The suite comprises a panel bath with shower over and screen, a vanity sink and WC.

GARDEN

Communal Exterior. Temporary parking is available for visitors, trades or care workers.





SERVICES: electric, mains water and drainage. Electric heating, broadband (FFTP fibre to the premises)

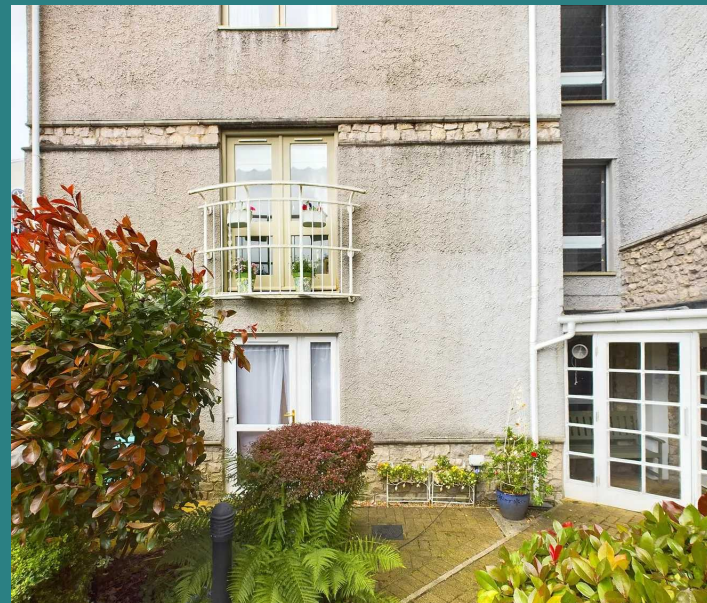
TENURE

Leasehold - 125 years from 1st July 2002 - 105 years remaining.

Management Charge: £1550.14 paid half yearly (£3100.28 per year in total) to include buildings insurance, communal maintenance including window cleaning, the laundry, house manager, Careline facility, lift and security to front and backdoors.

Fixed Ground rent: £175.00 every 6 months (£350 per year in total)

For people over the age of 60 years





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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