

10 Blackhall Croft Blackhall Road, Kendal – LA9 4UU

Kendal

£87,500



# 10 Blackhall Croft Blackhall Road

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Retirement Apartment for over 60's in a McCarthy & Stone Development
- Ground Floor Apartment
- One bedroom
- Living room
- Kitchen
- Bathroom



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### **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.









## Communal Garden

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

SERVICES: electric, mains water and drainage. Electric heating, broadband (FFTP bre 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







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