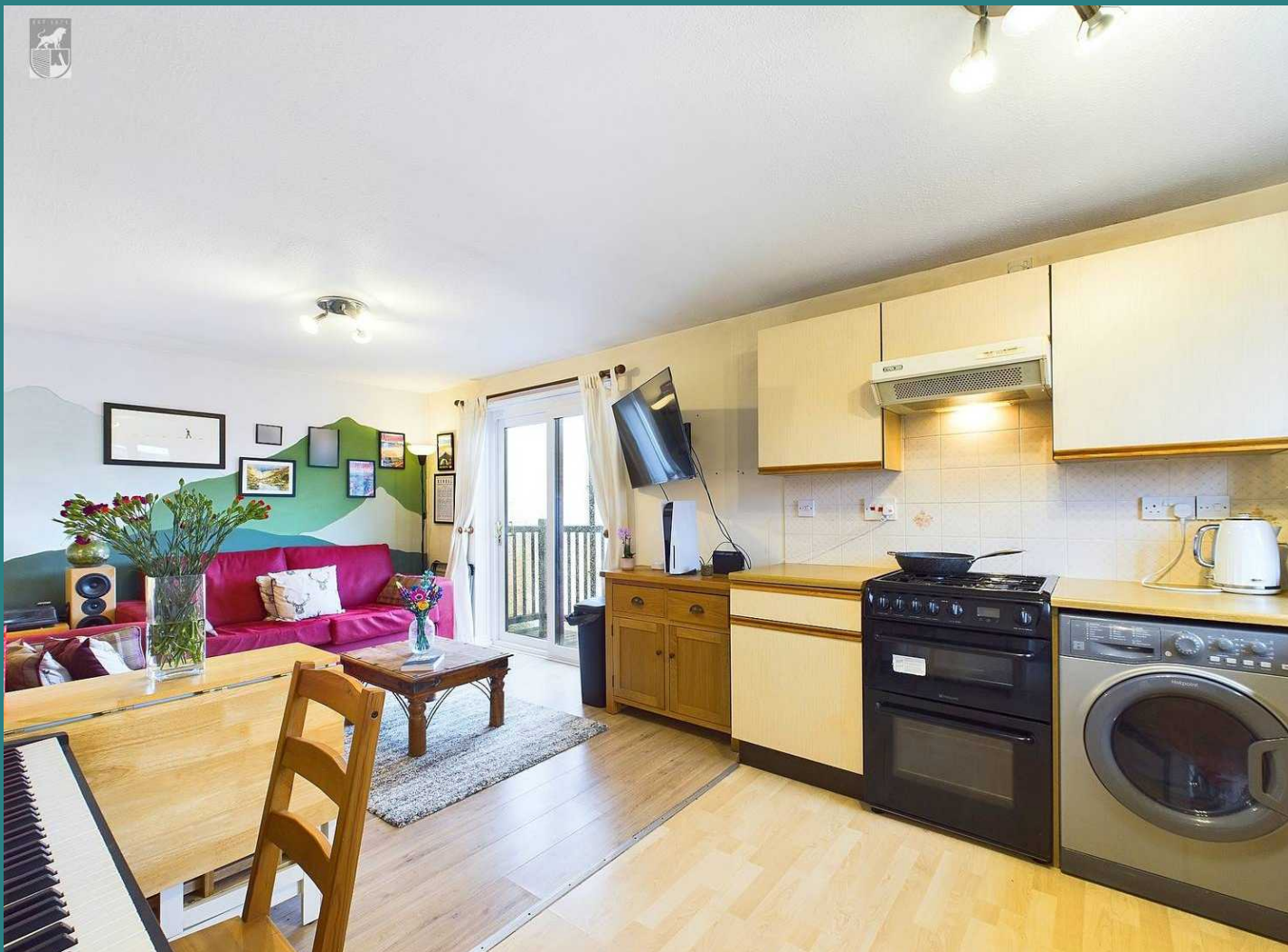




16 Cherry Tree Crescent, Kendal

Guide Price £139,950





16 Cherry Tree Crescent

Kendal

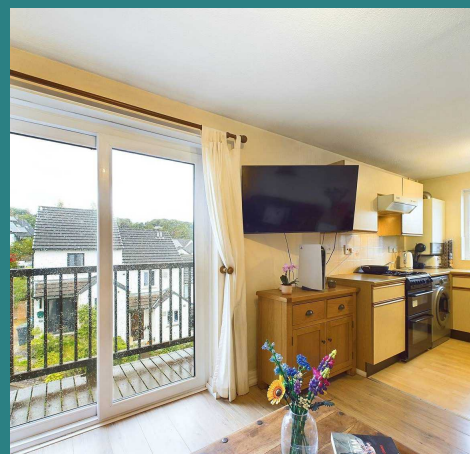
Welcome to this charming and well-presented second floor, one-bedroom apartment with garage, boasting a desirable location and an array of great features.

There is a lovely open plan layout, seamlessly combining the kitchen, diner, and lounge areas. Patio doors open onto a delightful balcony that bathes the living space with natural light, while providing views of the surrounding area, creating an inviting space for relaxation and entertaining.

The bedroom is generously sized and offers ample space for storage and the bathroom has a contemporary feel.

Parking is a breeze with the added benefit of a dedicated parking space, providing convenient off-road parking. Additionally, a garage offers extra storage or space for a vehicle.

Located in a sought-after area, this apartment enjoys great views that can be appreciated from the balcony, the surrounding area offers easy access to a range of amenities, including shops, restaurants, and transport links, making it an ideal location.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hall

The entrance hall has doors to the open plan living space, bathroom and bedroom. There is a handy cupboard with space for coats and shoes, it also houses the stopcock and fusebox.

Open Plan Living Space

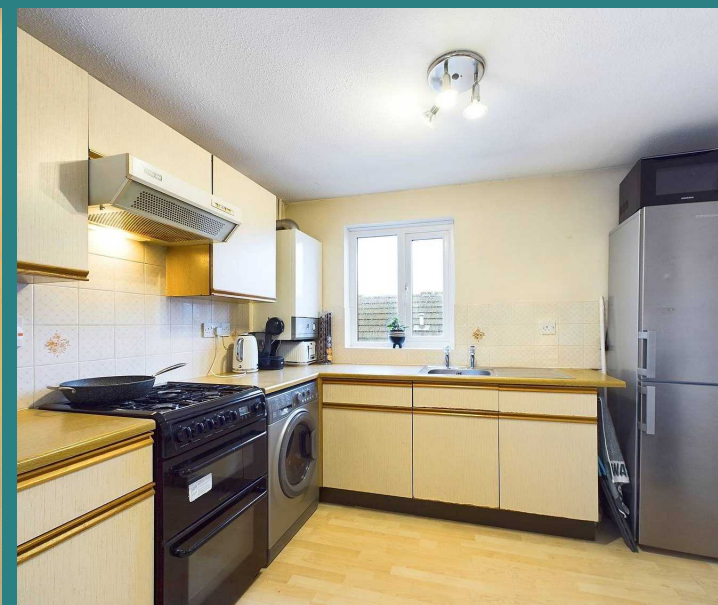
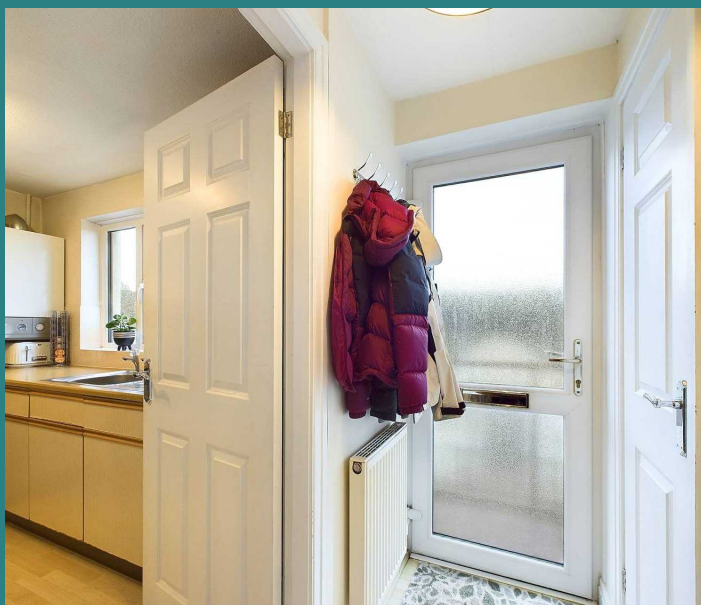
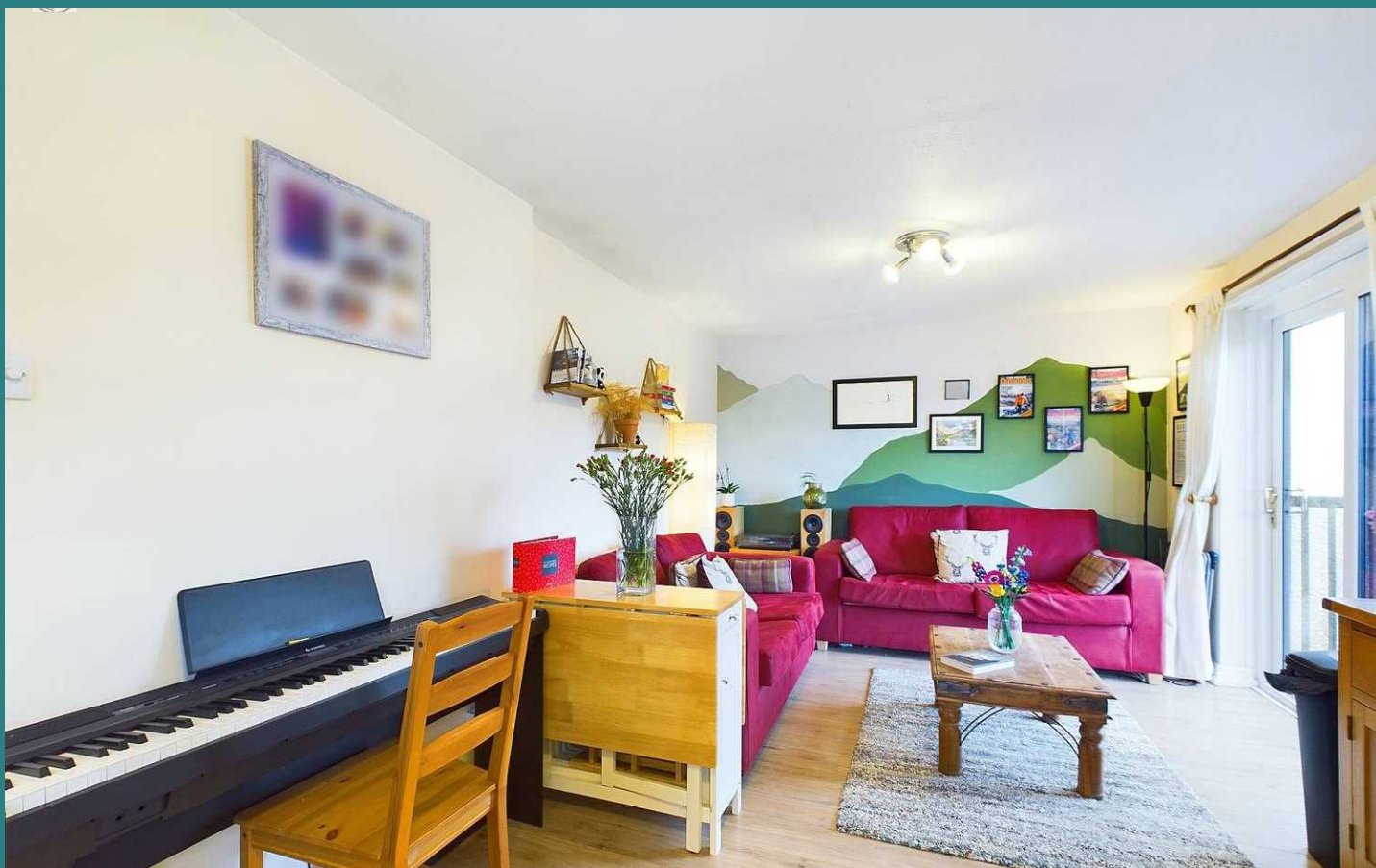
A fantastic open plan living space, the kitchen area has plenty of cupboards with a free standing Hotpoint oven with gas hob and extractor over. There is a Worcester boiler, space and plumbing for a washing machine, space for an upright fridge/freezer and a stainless steel sink with window to the side aspect.

Bathroom

Shower over the bath, WC, wash hand basin and ladder towel rail.

Bedroom

A generous bedroom with triple built in wardrobes, window to the side aspect and access to a large loft.



Balcony

A lovely balcony with great views.

Single Garage with power and lighting.

Driveway

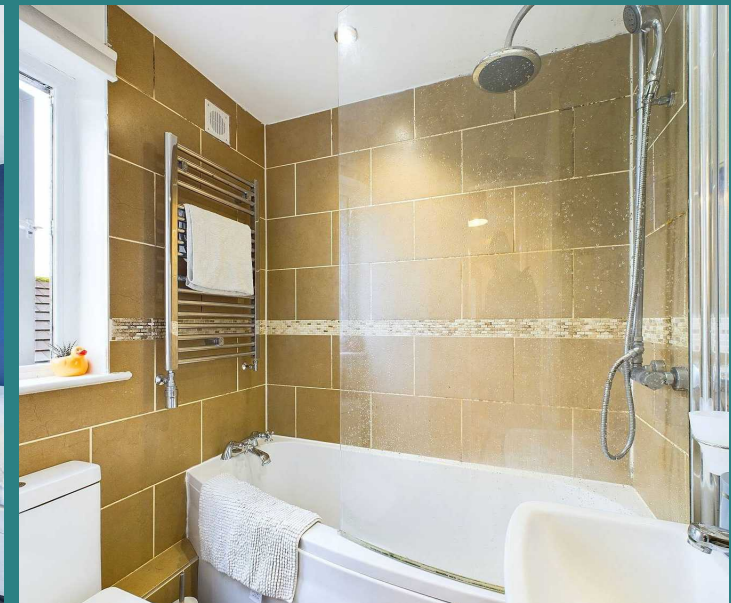
1 Parking Space

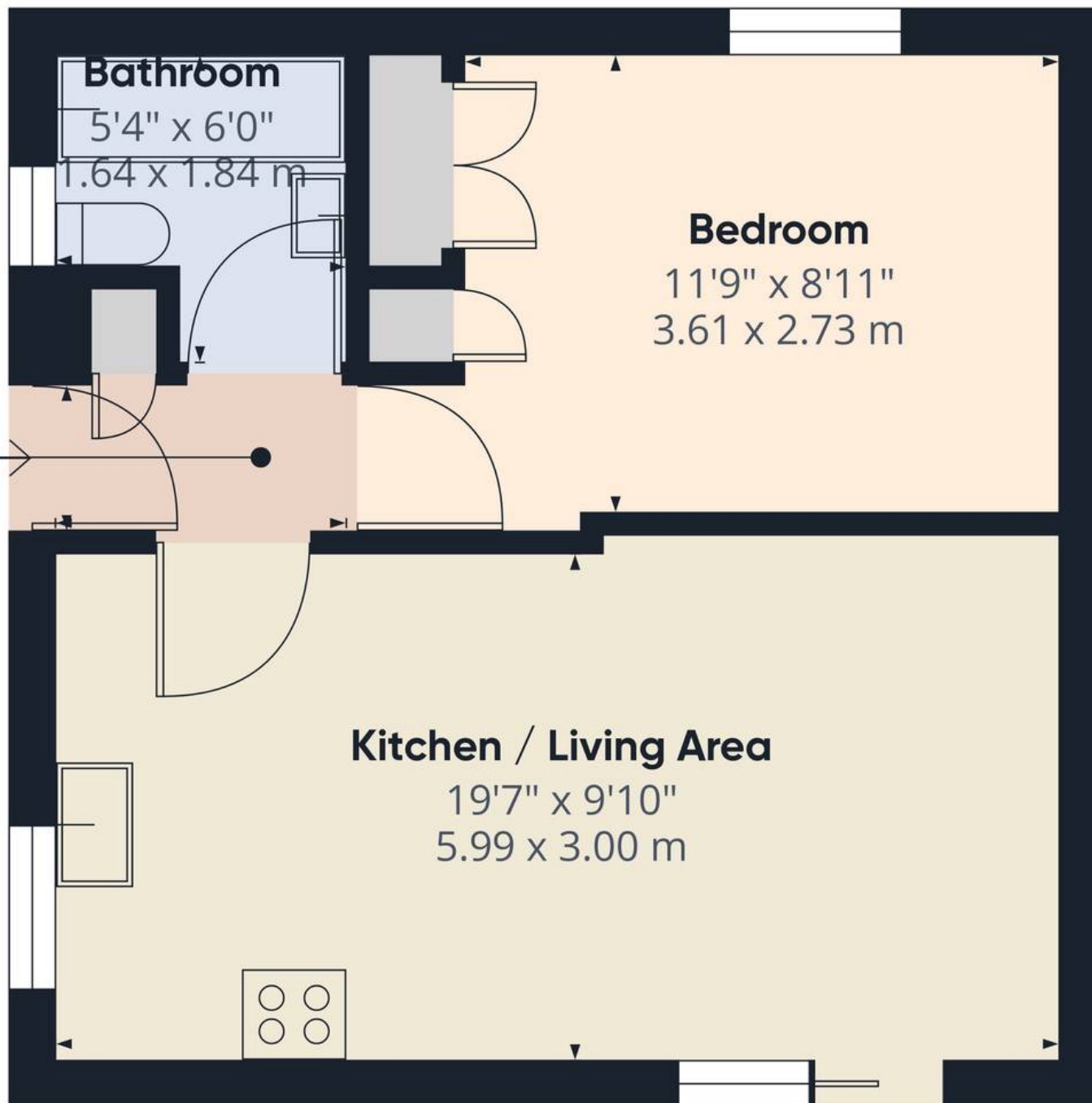
Services

Gas Central Heating, Electric, Mains Water and Mains Drainage

LEASEHOLD - 999 years from 1992

Maintenance Fee £50 per Month including building insurance





Hallway
6'0" x 2'10"
1.85 x 0.87 m

Bathroom
5'4" x 6'0"
1.64 x 1.84 m

Bedroom
11'9" x 8'11"
3.61 x 2.73 m

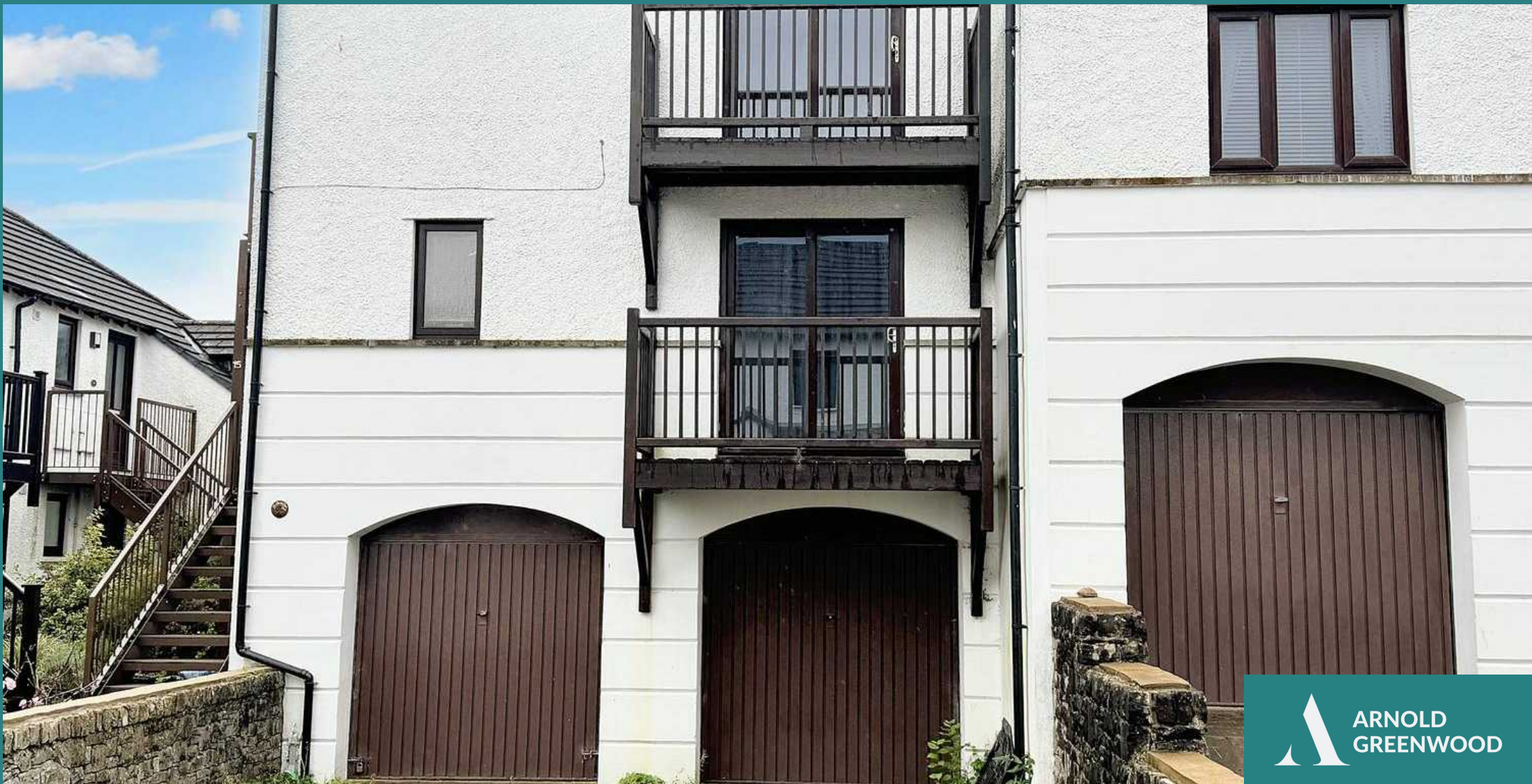
Kitchen / Living Area
19'7" x 9'10"
5.99 x 3.00 m

Approximate total area⁽¹⁾
370.6 ft²
34.43 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.

Calculations are based on RICS IPMS 3C standard.



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