



**HUNTERS**  
HERE TO GET *you* THERE

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## Eddington Lodge, Burneside Road, Kendal

- Luxury brand new over sixties accommodation
- Landscaped grounds with level access into Kendal town centre
- Beautifully furnished owners lounge with cafe bar and terrace
- Onsite lodge manager for all lodge management and events
  - Low cost energy bills and council tax
- Fully completed and ready for occupation
- Safe and secure living with video entry and intruder alarms
  - Modern and contemporary guest suite
  - Optional parking, size style or layout
  - Energy performance certificate awaited

**£340,000**

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"Newly completed and ready for occupation".  
Beautifully landscaped grounds, owners lounge with  
cafe bar and terrace. Guest facilities and inhouse  
lodge manager. All within level walking distance to the  
shops and facilities of the "South Lakes market town of  
Kendal" the bordering town of the "Lake District  
National Park and Yorkshire Dales".



Offering carefree living for the "over sixties" with all  
maintenance taken care of, safety and security as  
standard, with internal lifts, secure video entry, intruder  
alarms and the added personal assistance of the  
house manager for events and lodge management.



Newly completed and presented as the show home,  
with only five apartments available within this style and  
layout, contact Hunters Kendal to enquire.

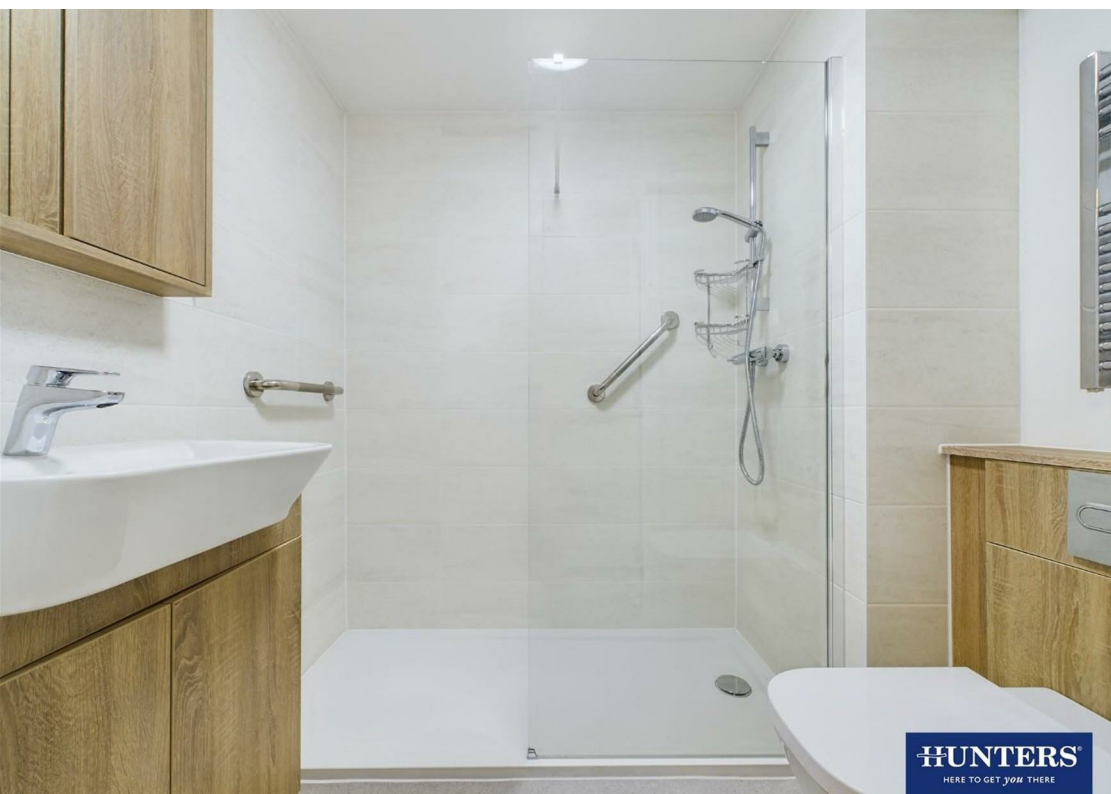




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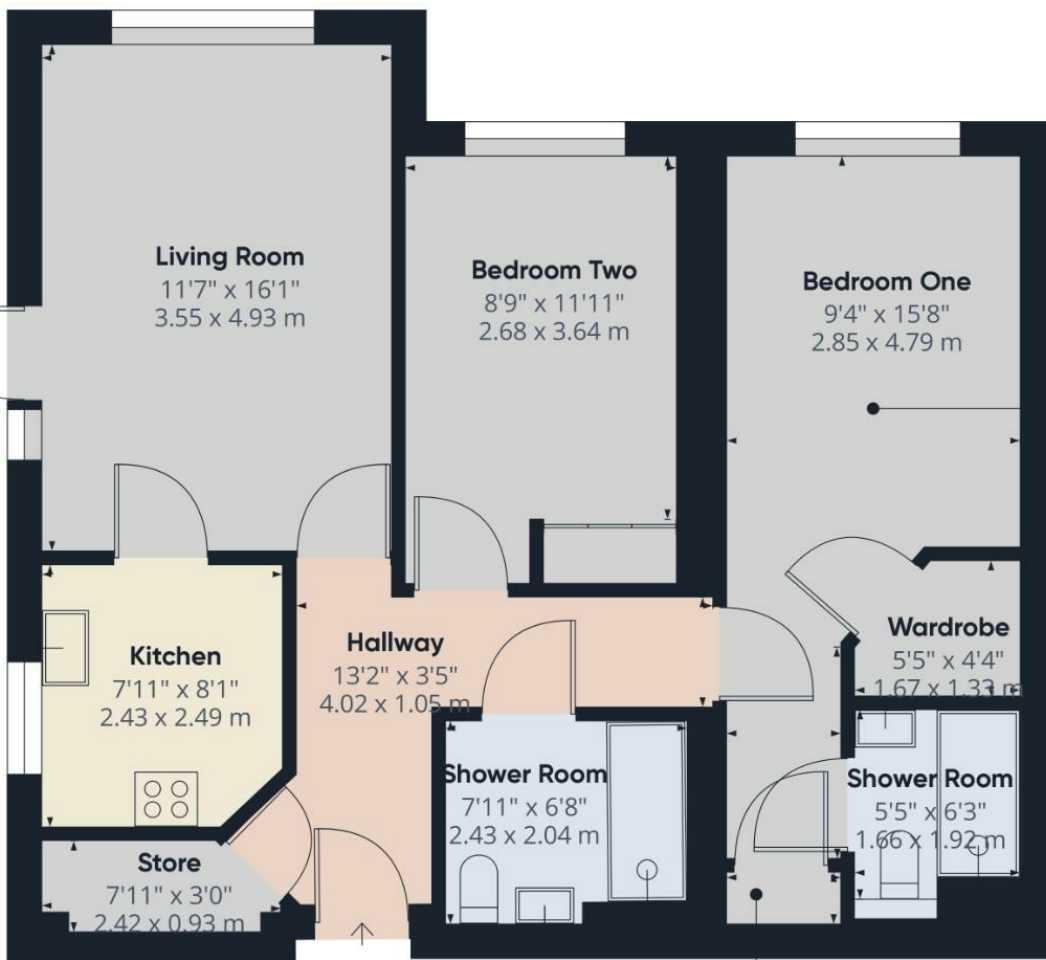
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3'6" x 6'6"  
1.09 x 1.99 m

3'6" x 1'9"  
1.07 x 0.54 m



Approximate total area<sup>1)</sup>  
770.1 ft<sup>2</sup>  
71.54 m<sup>2</sup>

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.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

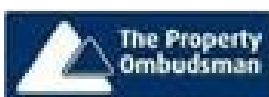
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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