



Gandy Street

Kendal, LA9 7AE

Guide Price £190,000



- Two Bed Apartment
- Carport and additional Parking Space
- Dining Room
- Bathroom
- Just off the Town Centre

- Second Floor
- Living Room and Balcony
- Kitchen
- Secure Access
- Council Tax Band B

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This is a stylish two bedroom, second floor apartment located in a quiet residential area at the head of a cul-de-sac on Gandy Street. Internally the flat is spacious and full of natural light with accommodation comprising of; entrance hall, living room with a balcony, dining room, kitchen, two bedrooms and a bathroom. A big bonus is the carport with a second parking space immediately in front.

The property has the further benefits of a secure access with intercom, double glazing and gas central heating. Constructed in 1996 by well known local builders, Russell Armer, the flat has a long 999 year lease, with 971 years left to run. The management fee is £90 per month and this includes building insurance.

Kendal town centre is very close by and here you will find a wide range of independent shops, national retailers, bars, restaurants and cafes. Kendal is served by a railway station which connects with the mainline at Oxenholme, and the M6 is a ten minute drive. The town is also well positioned for enjoying the Lake District National Park with Windermere being just 9 miles away.

Council Tax Band B.

Secure Communal Access

Secure access through to a communal hall and stair case providing access to the four flats in the block. Number 21 is located on the 2nd floor.

Entrance Hall

Once inside the apartment you come into the hallway which in turn provides access to the living room, bedrooms and the bathroom.

Living Room

With sliding doors to the front elevation which lead to the balcony, a storage cupboard containing the gas fired boiler, and with double doors connecting to the dining room.

Balcony

A lovely place in which to sit outside and enjoy the sunshine.

Dining Room

Access from the living room and being open plan to the kitchen. The space is illuminated by a large sky-light window and side window and there is room for a family sized dining table and chairs.

Kitchen

Fitted with a range of units and wall and base level at with contrasting worksurfaces running over. There is a stainless steel sink and drainer, space for a freestanding electric cooker, fridge, and space and plumbing for a washing machine.

Bedroom One

A good sized double room with a window to the rear elevation and built in wardrobe space.

Bedroom Two

A large single bedroom which the current owners use as a dressing room.

Bathroom

Comprising of a bath with a glass shower screen and thermostatic shower over, pedestal wash-hand basin, low level WC, and with a chrome towel rail. Tiled to the splash areas.

Carport

Located under the building at street level and with space to either park or store away outdoor items.

Parking Space

There is also a second car parking space immediately in front of the carport with a block paved surface.

Lease Details

999 lease starting in 1996 and with 971 years to run. Monthly management charge is £90 and includes the buildings insurance.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan



Ground Floor



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Approximate total area⁽¹⁾661 ft²61.6 m²

Balconies and terraces

 25 ft^2 2.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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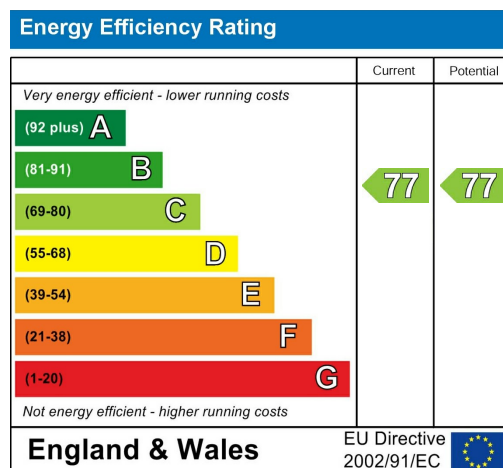


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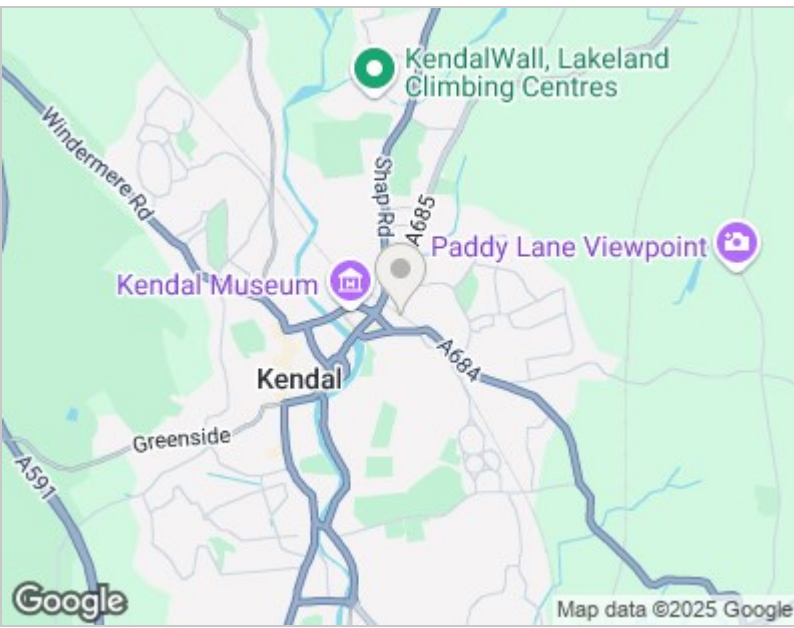
Energy Efficiency Graph



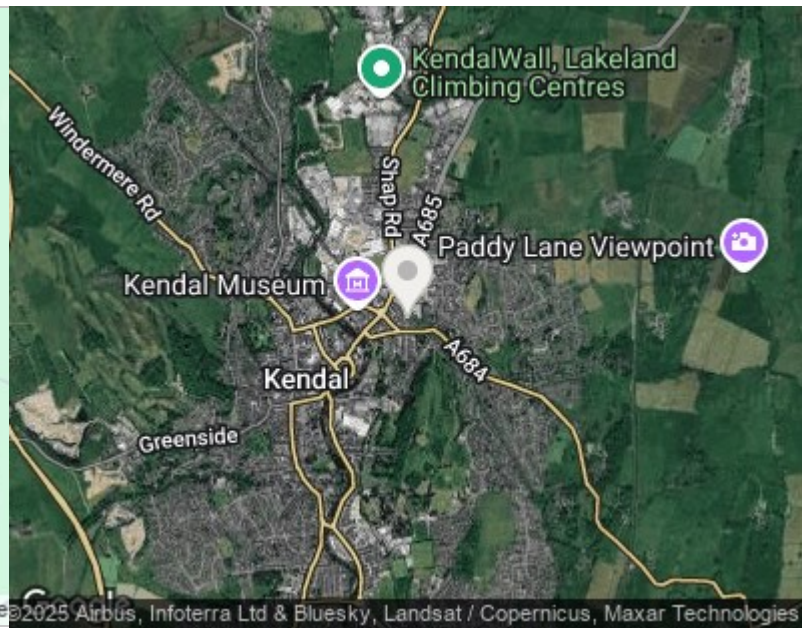
Viewing

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

Road Map



Hybrid Map





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.

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