



**POOLE  
TOWNSEND**

Sandes Avenue, Kendal, LA9 4LN

£130,000

1 1 1



Ideally located with private parking, 25 Sandes Court is a superbly presented second floor flat with lift access, set in a well-managed, purpose-built development just moments from Kendal town centre. Offered chain-free, it is an excellent opportunity for first-time buyers, downsizers or buy-to-let investors seeking a stylish, low maintenance home. The current owners have carried out a series of thoughtful upgrades and refreshed the decor, creating a bright and inviting space ready for immediate occupation. The flat features a high-spec contemporary kitchen with all appliances included, a light-filled lounge/diner, a generous double bedroom, three piece bathroom, and access to a shared outdoor bike shed.

### Directions

For Satnav users enter: LA9 4LN

For what3words app users enter: jazzy.rigid.expect

### Description

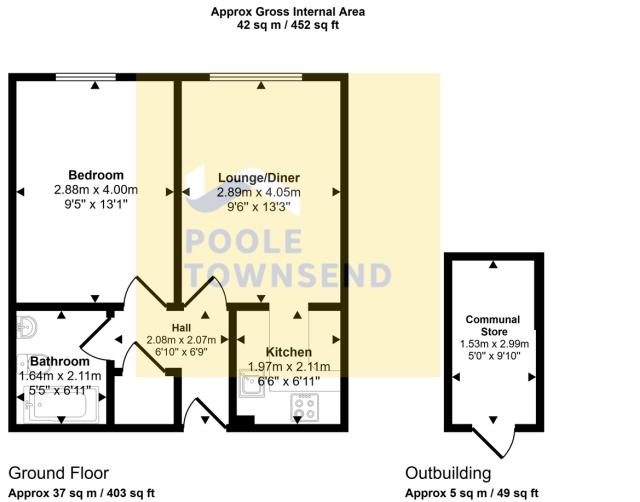
Outside, the property benefits from an allocated parking space and access to a shared bike store. A secure communal entrance area provides both lift and stair access to the second floor. Once inside the flat, the hallway leads to all rooms and also includes a large, practical storage cupboard.

The bright and welcoming living room enjoys sound proofing for excellent sound insulation, along with an efficient electric heater for cost-effective warmth. The room offers versatile options for furniture layout and flows seamlessly into the adjoining kitchen, creating a sociable, open-plan layout.

The high-spec kitchen makes excellent use of space, with granite worktops, sleek white high-gloss cabinetry and contemporary metro-style tiling. Appliances include an integrated oven, two-ring hob, and dishwasher, with an undercounter fridge/freezer and washing machine also included in the sale.

The double bedroom is generously sized and comfortably accommodates a king-size bed and additional furniture. It features



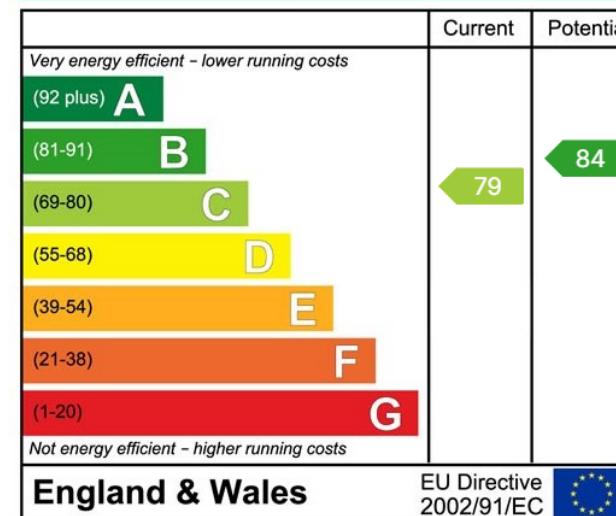


- Second Floor 1 Bedroom Flat • Lift and Stair Access

- Modern Kitchen With All Appliances Included
- Recently Upgraded Fuseboard, Heating & Hot Water System
- Allocated Private Parking Space
- Council Tax Band: B
- Shared Secure Bike Storage
- No Chain
- Convenient Location For Town Centre
- Tenure: Leasehold



### Energy Efficiency Rating



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