



**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**

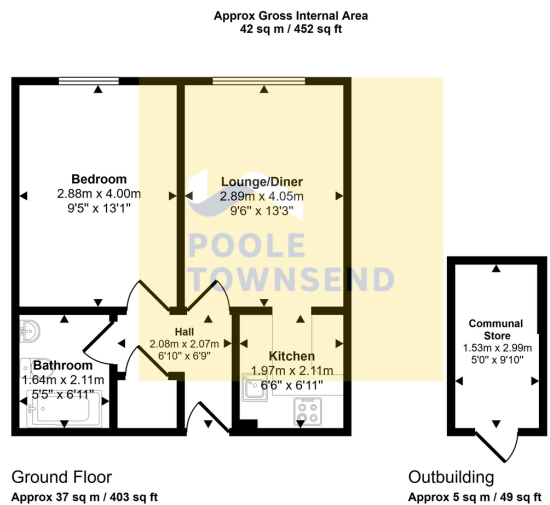
Outside, the property benefits from an allocated parking space and access to a shared bike store. A secure communal entrance area provides both lift and stair access to the second floor. Once inside the flat, the hallway leads to all rooms and also includes a large, practical storage cupboard.

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.

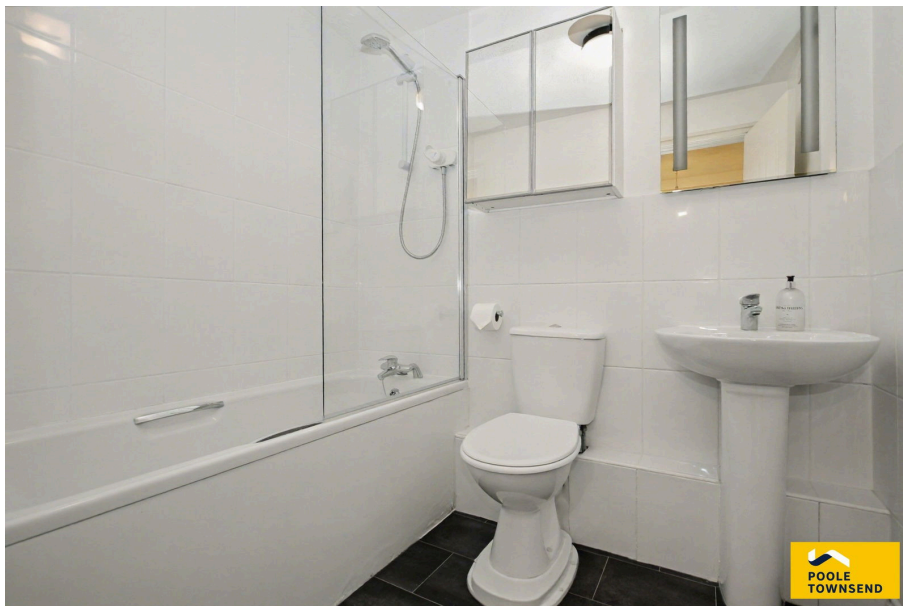
The high-spec kitchen makes excellent use of space, with granite worktops, sleek white high-gloss cabinetry and contemporary metro-style tiling. Appliances include an integrated oven, two-ring hob, and dishwasher, with an undercounter fridge/freezer and washing machine also included in the sale.

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





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



• 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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