



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

25 Mayfield Avenue - Holme





## Features

- A first floor, two bedroom apartment presented in immaculate condition
- Offered for sale fully furnished at an additional cost of £2750
- No onward chain
- Allocated parking with additional visitor parking available
- Various walks nearby to enjoy and views towards Farleton Knott afforded from the kitchen

An immaculately presented first-floor apartment featuring two double bedrooms and offered with no onward chain. The property sits within a quiet residential area while remaining conveniently close to local amenities and transport links. Accessed via its own private front door, you are welcomed by a porch area and the wide staircase leading up to the main accommodation. The living room is a bright and generously proportioned space, offering plenty of room to relax and also to dine. It opens through to the kitchen, which is neatly tucked away to create a well-zoned yet accessible layout. The kitchen provides a good range of storage and enjoys lovely views towards Farleton Knott. There are two double bedrooms, with the main bedroom offering excellent

space and the second benefiting from a deep built-in storage cupboard. The bathroom is well equipped with a homely feel. Externally, the property includes an allocated parking space, additional visitor parking, and a communal bin store. The apartment is to be sold fully furnished (at an additional cost), making it perfect for a first time buyer starting out on the property ladder. The popular village of Holme is conveniently located with easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster, Kendal and the Lake District. Within the village there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school, Dallam, is located 3 miles away

in the village of Milnthorpe. There are activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, Holy Trinity church and a crown green bowling club. Please note that this property is subject to a local occupancy clause, meaning purchasers must have lived or worked within the South Lakeland area of Westmorland & Furness. In addition, the property carries an 'affordable housing need' restriction. Under this criteria, you must first apply to the council, the home must be used as your principal residence and can only be sold at 60% of its full market value.



## GROUND FLOOR

### Entrance hall

Stepping through your own front door, you're greeted by a welcoming entrance complete with a tiled floor and convenient space for coats and shoes. A wide staircase rises to the main hallway, which connects all rooms, as well as providing access to the attic.

## FIRST FLOOR

### Living / dining/ kitchen

A light and airy room with generous proportions, offering a comfortable and versatile living space with plenty of room to unwind. The layout flows naturally into an area ideal for a dining table. Two large windows invite an abundance of natural light, enhancing the bright and uplifting feel, while the wooden flooring runs seamlessly throughout to unify the space. Open to the dining area and living room yet clearly defined, this well-equipped kitchen features a generous range of base and wall units for excellent storage, complemented by lighter work surfaces and charming views from the window towards Farleton Knott.





Integrated appliances include an oven, gas hob and extractor, with a fridge-freezer, washing machine and dryer.

#### Bedroom 1

A generous and bright double bedroom featuring front-facing views and a warm wooden flooring.

#### Bedroom 2

A double bedroom featuring front-facing views, warm wooden flooring, and a deep built-in cupboard offering excellent storage.

#### Bathroom

A bright and well-presented bathroom featuring a bath with overhead mains shower, a hand basin and a WC. The walls blend warm tiling with attractive wooden panelling, complemented by matching floor tiles.

#### Externally

A paved path in between smart gravelled beds leads to the property's front door. Beyond an archway close by lies the residents' parking area, which includes one allocated space for the property along with additional visitor parking. A communal bin store area is also provided.



#### Useful Information

Tenure - Leasehold (999 years commencing 1st Jan 2005). This apartment and the apartment below jointly own the freehold.

Each apartment is responsible for own maintenance, repairs and insurance.

Council tax band - A (Westmorland and Furness Council).

Property built - 2008.

Heating - Gas central heating (boiler installed 2024).

Drainage - Mains.

What3Words location - [///original.triads.swarm](https://www.what3words.com/location/origin/triads/swarm).

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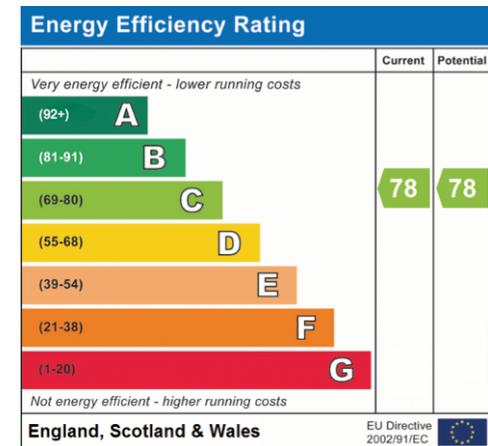
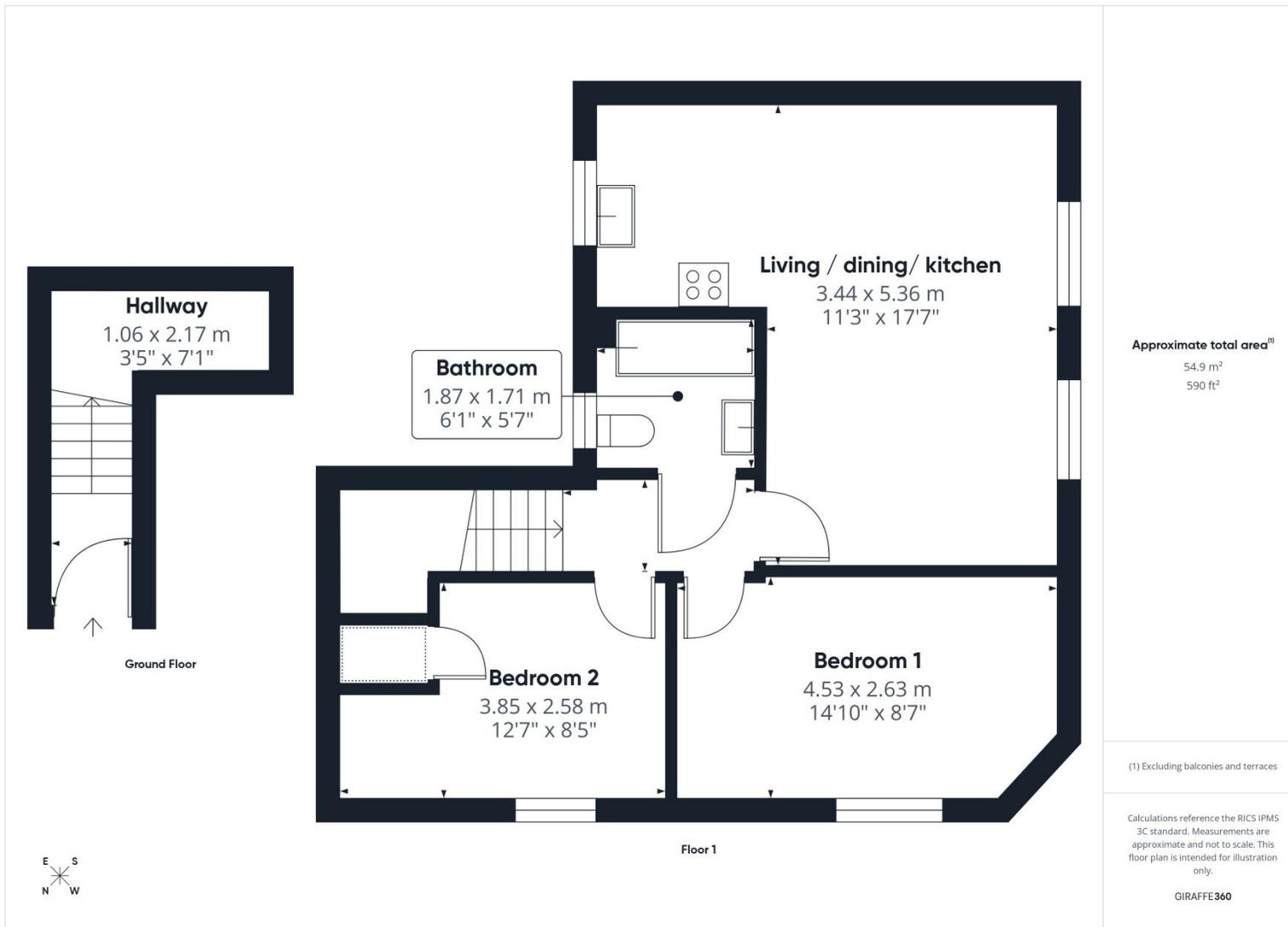
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**Waterhouse Estate Agents**  
10 Park Road, Milnthorpe  
LA7 7AD  
Tel: 01524 760048

info@waterhouseestates.co.uk  
www.waterhouseestates.co.uk



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ESTATE AGENTS**  
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