



Apt 45, Alavana Place Shap Road, Kendal
£100,000



Apartment 45

Alavana Place Shap Road, Kendal

Situated in the sought after market town of Kendal, just moments from the town centre and train station, this modern retirement top floor apartment enjoys an enviable position near the breathtaking Lake District National Park. Designed exclusively for the over 60s, the development offers contemporary living in a convenient yet peaceful setting, ideal for enjoying both the town's amenities and the surrounding countryside.

The apartment is beautifully presented and thoughtfully laid out. The open plan living space creates a bright and welcoming atmosphere, seamlessly incorporating a modern fitted kitchen with contemporary units and integrated appliances. The double bedroom is generously proportioned and features fitted wardrobes for excellent storage. A stylish shower room is fitted with a modern suite and walk in shower. A useful utility cupboard provides additional practical storage space.

Residents benefit from a range of well maintained communal facilities designed to enhance everyday living. These include a comfortable residents' lounge, hobby room and reading room, offering welcoming spaces to socialise or relax. Outside, attractive communal gardens provide pleasant seating areas and a lovely setting to enjoy the fresh Cumbrian air.

- Modern new build top floor retirement apartment for the over 60s
- Situated near the stunning Lake District National Park
- Located in the sought after market town of Kendal
- Open plan living area with contemporary fitted kitchen
- Double bedroom with fitted wardrobes
- Modern shower room with walk in shower
- Useful utility cupboard for additional storage
- Excellent access to Kendal town centre and local amenities
- Residents' communal lounge, hobby room and reading room
- Attractive communal gardens for residents to enjoy

From Sandes Avenue, continue straight until you reach Station Road.

At the mini roundabout, take the first exit onto Longpool. Shortly

after Longpool becomes Shap Road, turn left into Alavana Place.

Apartment 45 will be on your left. WHAT3WORDS:

///plan.lasts.sorry

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



HALLWAY

11' 1" x 4' 7" (3.38m x 1.40m)

KITCHEN / LIVING ROOM

27' 2" x 12' 2" (8.28m x 3.71m)

BEDROOM

19' 11" x 9' 6" (6.06m x 2.89m)

SHOWER ROOM

7' 2" x 5' 6" (2.18m x 1.68m)

UTILITY CUPBOARD

7' 1" x 2' 3" (2.17m x 0.68m)

HOBBY ROOM

Communal hobby room

READING ROOM

Communal reading room

COMMUNAL LOUNGE

Communal Lounge

RETIREMENT FLAT FOR OVER 60s**SERVICES**

Mains electric, mains water, mains drainage

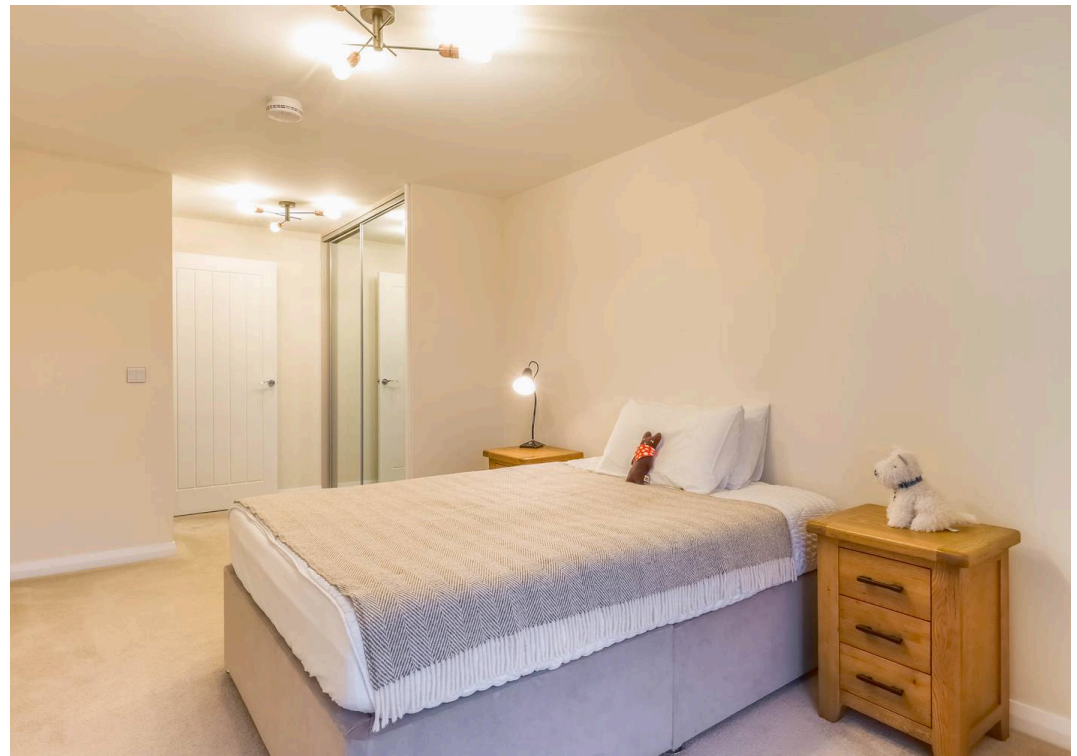
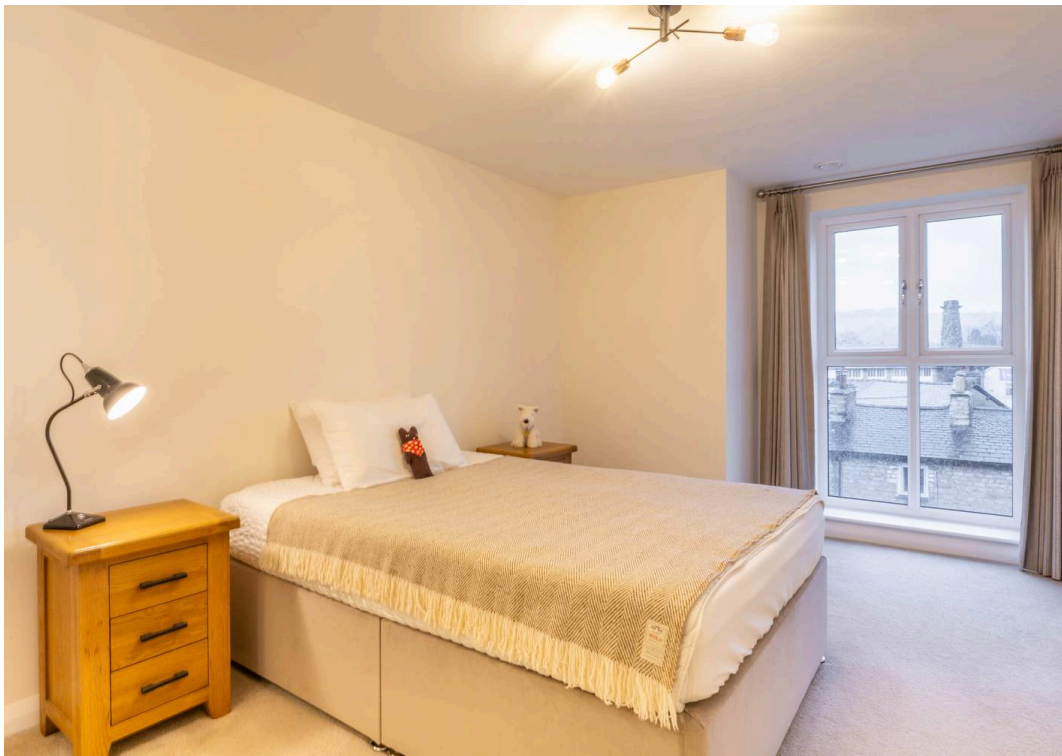
EPC RATING B

COUNCIL TAX BAND currently **Band B**

TENURE: LEASEHOLD**IDENTIFICATION CHECKS**

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Bathroom
7'1" x 5'6"
2.18 x 1.68 m

Hallway
11'1" x 4'7"
3.38 x 1.40 m

Utility Room
7'1" x 2'2"
2.17 x 0.68 m

Bedroom
19'10" x 9'5"
6.06 x 2.89 m

Kitchen / Living Area
27'2" x 12'2"
8.28 x 3.71 m

Approximate total area⁽¹⁾
575 ft²
53.4 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.

GIRAFFE360



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