



Staveley

£220,000

19 Fairfield Close, Staveley, Kendal, LA8 9RA

This attractive two double bedroom first floor apartment forms part of a well-maintained and established development, conveniently situated close to the centre of the popular village of Staveley, within the Lake District National Park. The property occupies a peaceful cul-de-sac position and enjoys attractive fell views to the front elevation. It is within easy walking distance of a range of local amenities including shops, the railway station, GP surgery, public houses, and regular bus services providing access to Windermere, Kendal and Oxenholme.

Quick Overview

- Modern first floor apartment
- Spacious reception room
- Fitted kitchen with integrated appliances
- Two double bedrooms
- Contemporary shower room
- Private allocated parking space
- Communal gardens & external store for bikes
- Walking distance to shops, rail & bus links
- Quiet cul-de-sac village location
- Ultrafast broadband speed*



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Ultrafast
Broadband
Available



Allocated Parking

Property Reference: K7298



Entrance Hall



Living Room



Dining Area



Kitchen

The apartment is well presented throughout, offering spacious and versatile accommodation which is ready for immediate occupation. It would make an ideal purchase for a single occupier or couple and is equally well suited for permanent residence, a second home or retirement living. The property benefits from a modern fitted kitchen, contemporary shower room, modern programmable gabbaron electric heaters and neutral décor throughout. The development is purpose-built and is complemented by well-kept communal gardens and residents' private parking.

The property is accessed via a communal entrance hall with quarry tiled flooring and individual letterboxes. A door leads to the rear porch which provides access to a cupboard housing the electric meters.

Internally, the apartment is entered into a spacious entrance hall which provides access to all principal rooms. The hallway benefits from two loft access points, a built-in storage cupboard and a separate cloaks cupboard offering useful storage for coats and footwear.

The living/dining room is a bright and well-proportioned reception space, featuring a bay window to the front elevation and an additional side window, allowing for excellent natural light and an open outlook. The room comfortably accommodates both seating and dining areas. A door leads through to the fitted kitchen, which is fitted with a range of wall and base units with work surfaces including inset sink and drainer, breakfast bar and complementary part-tiled walls with wood effect flooring. Integrated appliances include; a Lamona oven, Russell Hobbs microwave and Lamona four-ring electric hob with concealed extractor hood, together with plumbing for a washing machine.

Bedroom one is a generous double bedroom with built-in wardrobes. Bedroom two is also a well-proportioned double room with fitted wardrobes and offers flexibility for use as a guest bedroom, study or home office.

The shower room has been recently been fitted and comprises; a large walk-in shower enclosure with Mira shower, vanity unit with wash hand basin unit, heated mirror with LED lighting and WC with Westmorland slate top. There is a useful airing cupboard housing an Ariston hot water cylinder and shelving for linen storage. The room is finished with part-tiled walls, tiled flooring, heated towel rail with thermostatic control, extractor fan and window.

Externally, the property benefits from an allocated private parking space, well-maintained communal gardens, an enclosed drying area and bin storage. In addition, there is a block-built store with slate roof providing useful secure storage for bicycles and outdoor equipment.

This is a particularly well-presented apartment in a sought-after village location and early viewing is strongly recommended to fully appreciate the accommodation, setting and lifestyle on offer.

Accommodation with approximate dimensions:

Communal Entrance Hall

First Floor

Private Entrance Hall

Living Room 12' 4" x 18' 0" (3.76m x 5.49m)
Fitted Kitchen 8' 2" x 9' 6" (2.51m x 2.90m)
Bedroom One 15' 10" x 11' 1" (4.85m x 3.39m)
Bedroom Two 10' 4" x 9' 6" (3.16m x 2.90m)
Modern Shower Room
Outhouse Storage Cupboard
Parking: Allocated parking space.

Property Information:

Tenure: Leasehold - held on the balance of a 999 year lease from 1st April 1989. The Freehold is owned by the management company, Fairfield Staveley Management Company and Flat 19 owns one of the 12 shares.

Service Charge - for the year 2026 - £210 -£210 payable per month to cover the cost of employing Rowan Block and Estate Management Company, planned external building and communal areas maintenance, gardening, buildings insurance, window cleaning, decoration and cleaning of internal communal areas, decoration of external areas, internal and external communal lighting.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///glows.fended.admit](https://www.what3words.com////glows.fended.admit)

Leaving Kendal take the A591 to Windermere, take the right turning into the Village of Staveley and just after the Eagle & Child turn left before the bridge onto Gowan Terrace, follow the road round and take the first left into Fairfield Close and then first right into the cul-de-sac and number 19 can be found your left towards the head of the cul-de-sac.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



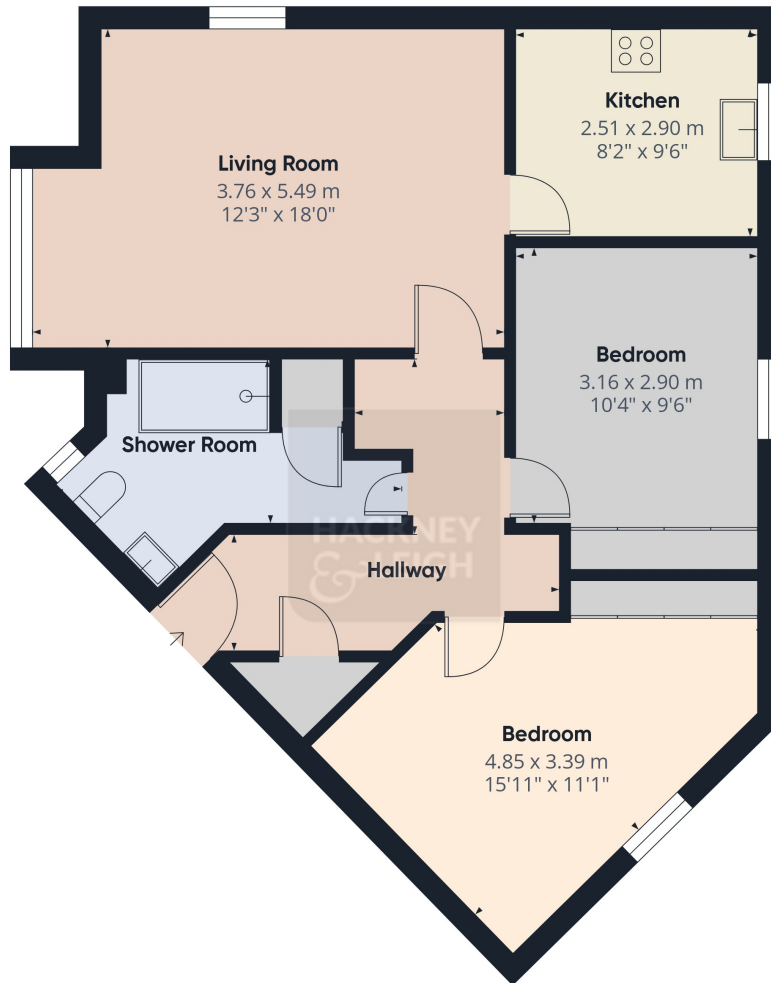
Bedroom Two



Shower Room



Communal Gardens



Approximate total area⁽¹⁾
67.9 m²
731 ft²

(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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