



Kirkby Lonsdale

£185,000

20 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

Tucked away within the charming market town of Kirkby Lonsdale, 20 Eaveslea offers a wonderful opportunity to enjoy comfortable and sociable retirement living in a beautifully maintained setting. This well-presented first-floor apartment forms part of a welcoming over-55s development, known for its strong sense of community, landscaped gardens, and the added benefit of private on-site parking.

Quick Overview

Wonderful First Floor Apartment

Exclusive to Residents Aged 55+

Generous Living/Dining Room

Modern Kitchen

Balcony with Fell Views

Well Maintained Communal Gardens

Located within the Popular Market Town of

Kirkby Lonsdale

Walking Distance to Local Shops & Amenities

Peaceful Atmosphere

Superfast Broadband Available



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Superfast
Broadband*



Off Road
Parking

Property Reference: KL3722



Living/Dining Room



Living/Dining Room



Kitchen



Balcony

Kirkby Lonsdale is a highly sought-after market town, nestled on the edge of the Lake District National Park and within easy reach of the Yorkshire Dales National Park. Renowned for its picturesque surroundings and vibrant community, the town offers a delightful mix of independent shops, cafés, traditional pubs, and everyday amenities. With excellent transport links to nearby towns and the M6, Kirkby Lonsdale provides the perfect balance of rural charm and accessibility.

The property is accessed via a communal entrance hall with stairs rising to the first floor, where Apartment 20 can be found on the left. Stepping inside, the entrance hall provides space for coats and shoes, along with a useful storage cupboard.

To the left, the bedroom one is a generous, light and bright double, enjoying a pleasant outlook towards the distant fells and offering ample room for additional furnishings. Bedroom two is a smaller room, ideal for guests, hobbies, or a study, with a side-facing window and space for furniture.

The bathroom is fitted with a three piece suite, comprising a walk-in shower, W.C., and pedestal sink, finished with complementary part tiled walls.

The heart of the home is the generous living/dining room, enjoying traditional ceiling coving and offering plenty of space for both relaxation and entertaining. Double doors open onto a private balcony, perfectly positioned for a table and chairs, where you can sit and take in the delightful views across to the surrounding fells.

The contemporary kitchen is thoughtfully designed with a range of wall and base units, complementary work tops, and a tiled splashback. A stainless steel sink with drainer sits beneath the window, while integrated appliances include an induction hob, oven, and microwave, along with space for a fridge/freezer.

Combining comfort, practicality, and a peaceful yet sociable setting, this appealing apartment is ideally suited for those looking to enjoy a relaxed lifestyle in the centre of the sought after Kirkby Lonsdale Market Town.

Accommodation with approximate dimensions:

Bedroom One 12' 7" x 11' 6" (3.84m x 3.51m)

Bedroom Two 9' 7" x 7' 11" (2.92m x 2.41m)

Living/Dining Room 18' 7" x 11' 7" (5.66m x 3.53m)

Kitchen 9' 6" x 7' 11" (2.9m x 2.41m)

Property Information

Parking

Private off road parking.

Tenure

Leasehold. Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge of approximately £231.91. No pets without prior written consent.

Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020 Leasehold.

Council Tax

Westmorland and Furness Council. Band C.

Services

Mains water, drainage and electricity. Electric storage heating.

Energy Performance Certificate

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

What3Words: ///faced.inclines.baseline

Viewings

Strictly by appointment with Hackney & Leigh.

Conditions applying to ownership

It is a condition of purchase that all residents must meet the age requirements of 55+ years.

Anti-Money Laundering Regulations (AML)

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



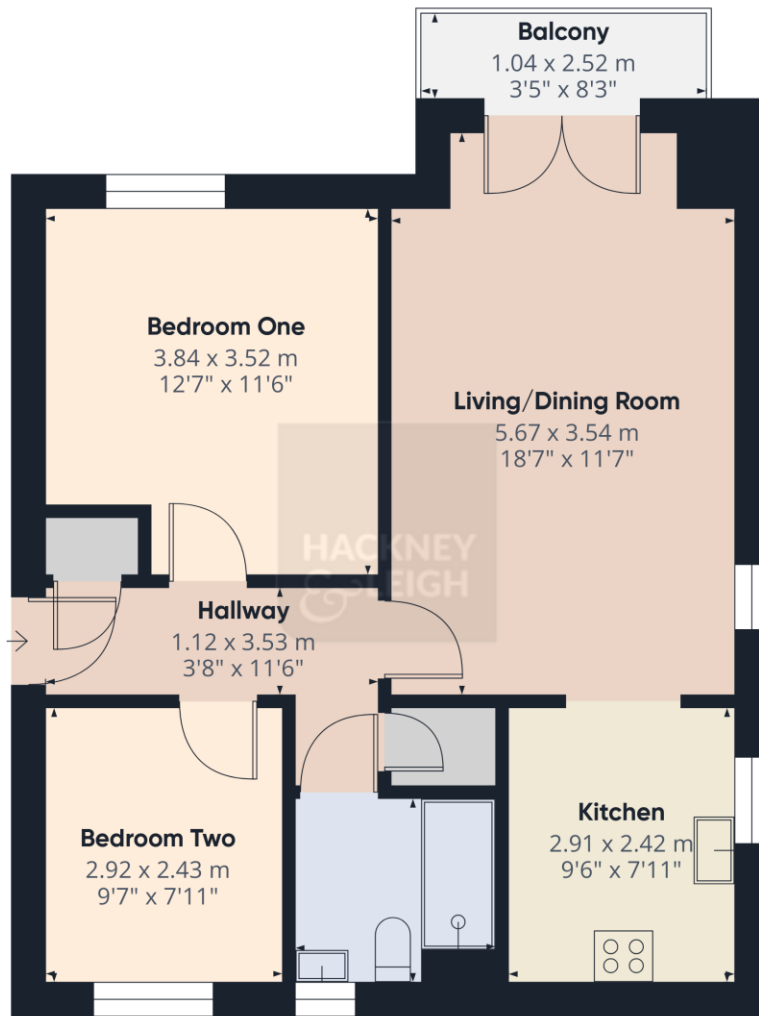
Bedroom One



Bedroom Two



Shower Room



Approximate total area⁽¹⁾

57.2 m²
617 ft²

Balconies and terraces

2.6 m²
28 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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