



**ARNOLD  
GREENWOOD**



**2 Blackhall Croft Blackhall Road, Kendal – LA9 4UU**

Kendal

**£75,000**

## 2 Blackhall Croft Blackhall Road

Kendal, Cumbria

Independent retirement living for the over-sixties. Centrally located within Kendal's market town, close to shops, supermarkets, and regular bus links connecting the location to the South Lakes within minutes walk.

This ground-floor apartment is spacious and offers a modern and contemporary feel throughout, benefiting from an open-plan dining area leading into a well-equipped kitchen. One double bedroom, a bathroom, and plenty of space for storage.

The development offers a central lift to all floors, a communal residents lounge, laundry, a guest suite, and a house manager. No Chain

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Retirement Apartment for over 60's in a McCarthy & Stone Development
- Ground Floor Apartment
- Loung/Dining Room
- Kitchen
- One Bedroom
- Communal Lounge
- Bathroom





## MAIN ENTRANCE

A door on the front side leads into the building. There is a welcoming communal lounge, the house manager's office, and a lift to all floors.

## ENTRANCE

The door to this apartment leads you into the private entrance hall.

## HALLWAY

6' 8" x 7' 3" (2.03m x 2.21m)

Doors lead to the lounge/dining room, bedroom, bathroom and a storage cupboard. Intercom entry system.

## LOUNGE/DINING ROOM

23' 2" x 10' 5" (7.05m x 3.18m)

Generous living area with contemporary fireplace with electric fire and double-glazed timber doors open to the kitchen, double glazed windows.

## KITCHEN

8' 2" x 7' 6" (2.50m x 2.28m)

With a range of fitted storage units, a complementary worktop, a stainless steel sink, a hob with an extractor fan over, a separate built-in oven, and space for under counter appliances. There is a double-glazed window.

## BEDROOM

13' 5" x 8' 11" (4.09m x 2.72m)

This room has a built-in wardrobe with mirrored doors, an electric panel heater, and a timber double-glazed window.

## BATHROOM

6' 8" x 5' 6" (2.04m x 1.68m)

Bath with overhead shower and grasp rail. Sink, WC and towel rail.





## Communal Garden

Communal Exterior. Temporary parking is available for visitors, trades or care workers.

**PARKING:** Temporary parking is available for visitors, trades or care workers.

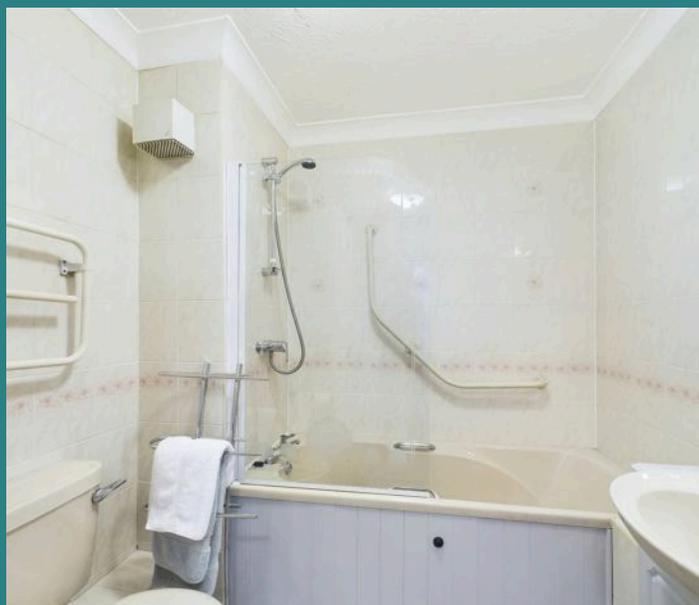
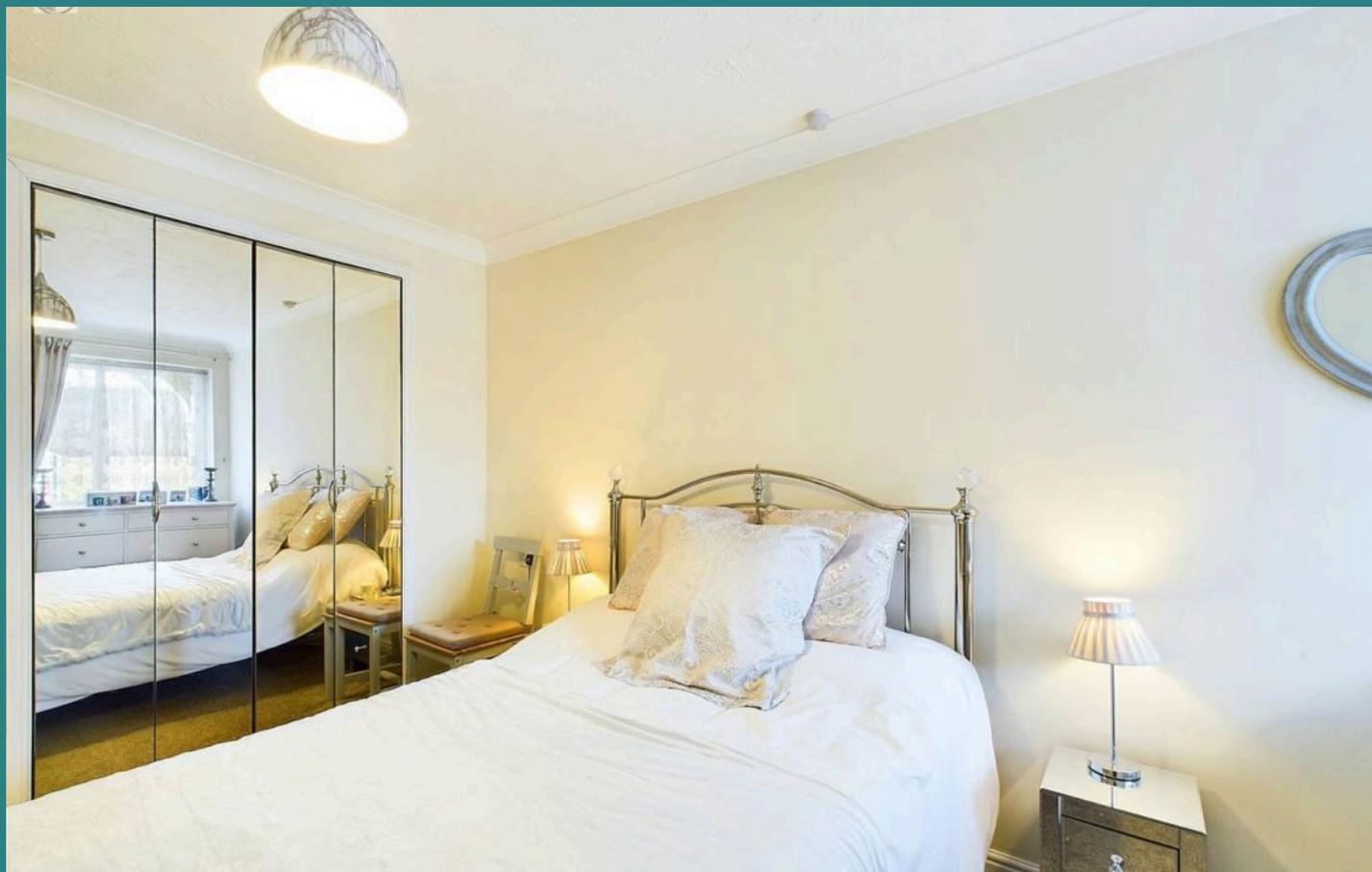
**SERVICES:** ELECTRIC, GAS, MAINS WATER AND DRAINAGE, ELECTRIC HEATING

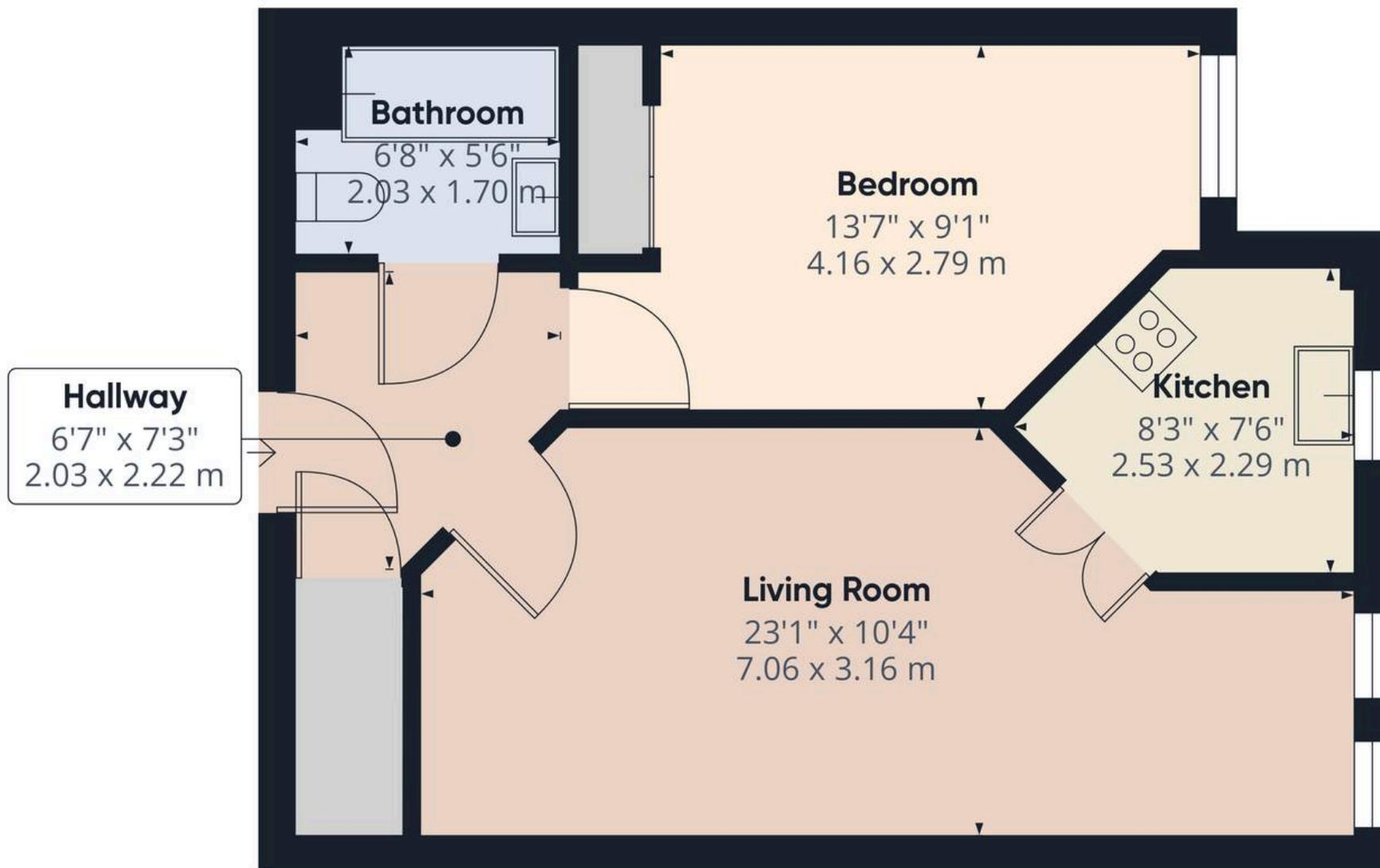
**TENURE:** Leasehold - 125 years from 1st July 2002 - 105 years remaining.

Management charge: £1576.62 paid half yearly (£3151.24) per year in total to include buildings insurance, communal maintenance including window cleaning, the laundry, house manager, careline facility, lift and security to front and back doors.

Fixed ground rent £175.00 every six months (350 per year in total)

For people over the age of 60 years.





Approximate total area<sup>(1)</sup>

478.46 ft<sup>2</sup>

44.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C



## Arnold Greenwood Estate Agents

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