



Apt 45, Alavana Place Shap Road, Kendal
£120,000



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.

Council Tax band: B

Tenure: Leasehold

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

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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

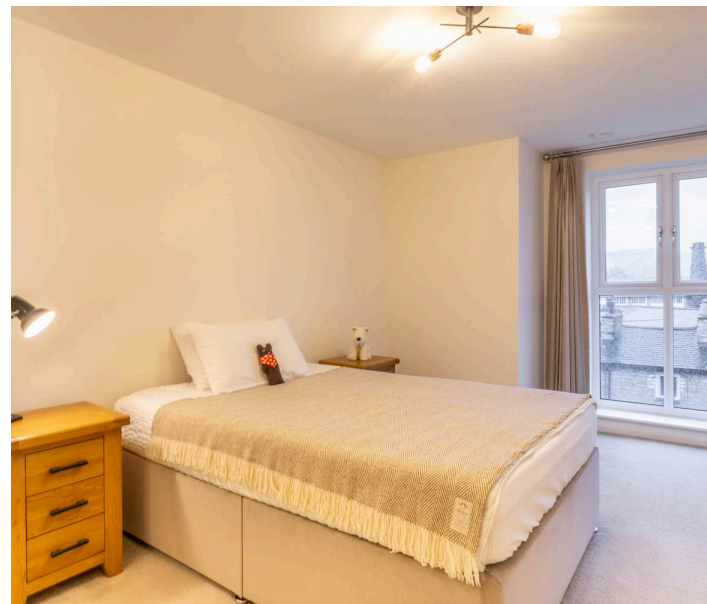
EPC RATING B

COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







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





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.