



# Sedbergh

**£160,000**

11 Maple Close, Sedbergh, LA10 5JE

Welcome to this delightful two-bedroom apartment, perfectly positioned on the first floor of a well-maintained, purpose-built development in the picturesque town of Sedbergh. Offering a low-maintenance lifestyle with a light and airy atmosphere, this property is ideal for those seeking comfort and convenience, all while enjoying views of the Howgill Fells.

Located in the heart of the Yorkshire Dales National Park, Sedbergh boasts a variety of independent shops, cafes, and restaurants, ensuring convenience and a vibrant community. There is also a primary school, a library, and a community centre, providing a strong sense of community and a range of activities for residents of all ages.

## Quick Overview

- Situated Within the Yorkshire Dales National Park
- Allocated & Visitor Road Parking
- Well-Appointed First Floor Apartment
- Two Bedrooms & One Bathroom
- Subject to a S106 Agreement
- Close to Local Amenities within Sedbergh Market Town
- Communal Gardens
- Open plan Kitchen/Living/Dining Room
- No Onward Chain
- Superfast Broadband Available\*



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Superfast  
Broadband



Allocated &  
Visitor

Property Reference: KL3622



Kitchen



Kitchen



Kitchen



Living Room

As you enter through the communal entrance hall, you'll find a private entrance to the flat, complete with a handy cupboard for storing essentials. The bathroom is conveniently located on the right, featuring a three-piece suite with a bath, pedestal sink, and W.C., providing a practical and stylish space for relaxation.

The principle bedroom is a generous double, offering lovely views over the communal gardens. The second bedroom, a single room, also boasts garden views, making it a versatile space for guests or a home office.

The heart of this home is the open-plan kitchen, living, and dining area. The living space is neutrally decorated, providing a blank canvas for your personal touch. The kitchen is well-appointed with wall and base units, a stainless steel sink, and complementary worktops. Integrated appliances include a hob, oven, fridge, freezer, and washing machine, ensuring modern convenience. The kitchen also houses the Baxi boiler.

This development offers allocated parking for residents and ample visitor parking, making it easy for friends and family to visit. With its charming setting and practical features, this apartment is a wonderful opportunity to enjoy the best of Sedbergh living. Don't miss your chance to make this lovely apartment your new home.

**Accommodation with approximate dimensions:**

**Bedroom One** 11' 1" x 10' 1" (3.38m x 3.07m)

**Bedroom Two** 10' 5" x 6' 10" (3.18m x 2.08m)

**Living Room** 17' 8" x 9' 10" (5.38m x 3m)

**Kitchen/Dining Room** 11' 2" x 9' 7" (3.4m x 2.92m)

## Property Information:

### Parking

Off Road Parking.

### Tenure

Leasehold with remainder of 999 years lease. A copy of the lease is available for inspection at the office. A service charge of £90 per month is payable to Howgills Management Company, who provide building insurance and maintain the building/common areas and grounds. Please note the property cannot be used as a holiday let. There is a Local Occupancy Restriction on the property. Please contact the office for further details.

### Council Tax

Westmorland and Furness Council - Band B

### Services

Mains gas, water, mains and electricity.

### Energy Performance Certificate

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

### What3words

///hurray.cowering.farmer

### Viewings

Strictly by appointment with Hackney & Leigh.

### 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 £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



Bathroom

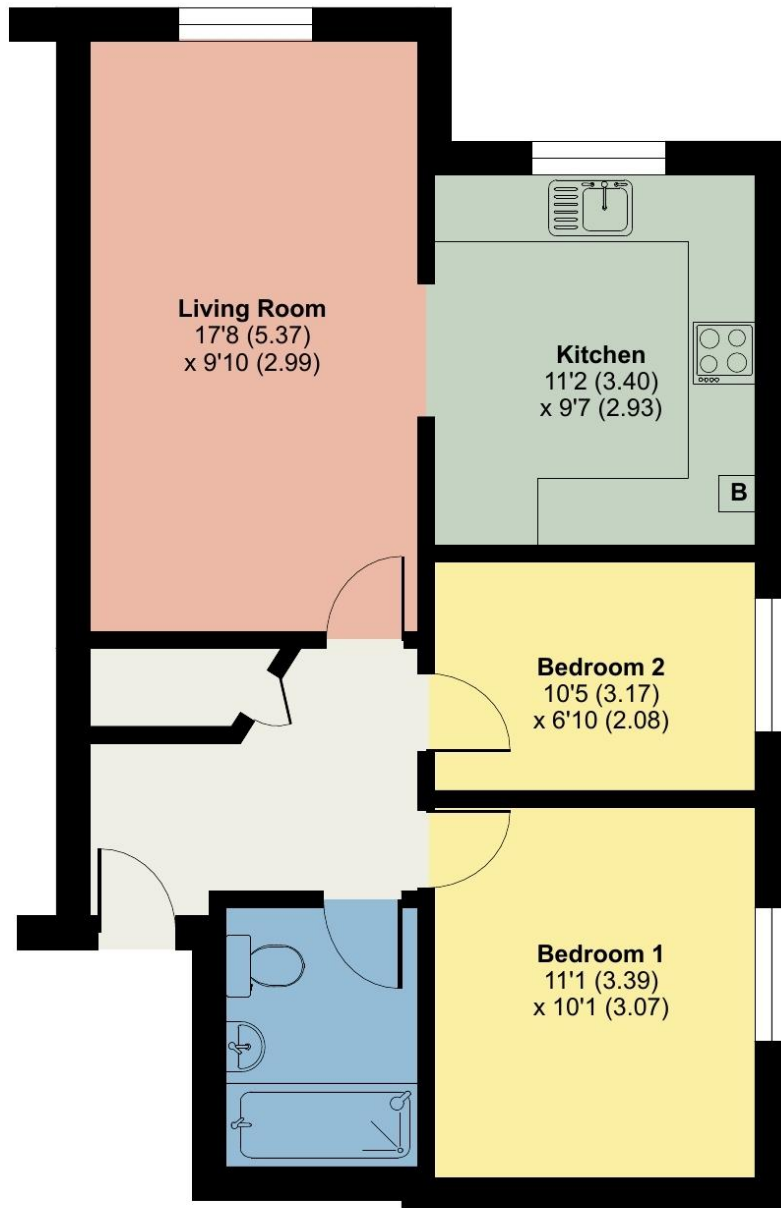


Communal Gardens

# Maple Close, Sedbergh, LA10

Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1271586

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