



**POOLE
TOWNSEND**

Aynam Court, Kendal, LA9 7EL

£145,000

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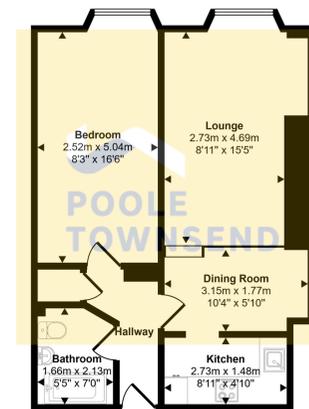


- + Ground Floor Flat
- + Beautiful river and park views
- + Modern fitted kitchen
- + Well-maintained communal areas
- + Allocated parking space
- + Within walking distance of town centre
- + Light-filled split-level reception room
- + Generous Double Bedroom
- + Excellent storage areas
- + Council Tax Band: B





Approx Gross Internal Area
49 sq m / 523 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Occupying a prime position alongside the River Kent and close to the town centre, this superb, light-filled ground floor flat provides an ideal home for first-time buyers, couples, or those seeking a second home within the Lake District National Park. Offered with no onward chain, the property features a spacious open-plan reception room that seamlessly connects to a well-appointed kitchen, along with a large double bedroom, a modern bathroom, and an allocated parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at
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We are open
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