

1 Riverdale Court, Kendal

£195,000

Your Local Estate Agents ThomsonHaytonWinkley



1 Riverdale Court

Kendal

This well presented first floor apartment is situated in a sought after area within Kendal town, offering easy access to local amenities and beautiful scenic walks. Its prime location also provides excellent road connections to the Lake District National Park and the M6 motorway, making it perfect for both everyday living and exploring the surrounding countryside. Inside, the apartment features a bright and airy sitting room designed for comfort and relaxation. The fitted kitchen is light and practical, providing a functional space for cooking. There are two bedrooms, a spacious double with built in storage and a versatile single, along with a practical shower room/wet room, thoughtfully designed for ease of use and accessibility.

Outside, the property enjoys a private rear garden, ideal for outdoor relaxation or gardening. A secure garage offers additional storage while there is also convenient off-street parking, adding to the overall appeal and functionality of the home.

EPC Rating D. Council Tax Band Currently Band D

- Spacious first floor apartment offering privacy and convenience
- Bright and welcoming sitting room, perfect for relaxation and entertaining
- Fitted kitchen, with a light and airy feel
- Two comfortable bedrooms, including a double with built in storage and a versatile single
- Practical shower room/wet room thoughtfully designed for ease of access and safety
- Private rear garden, ideal for outdoor enjoyment and gardening
- Secure garage providing valuable extra storage
- Exceptional proximity to town amenities for effortless daily living
- Unrivalled access to beautiful local walking trails, perfect for nature lovers
- Prime location with excellent road links to the Lake District National Park and M6 motorway for easy travel

From Kendal town centre, head south on the A65 (Stricklandgate) and continue onto Natland Road (A684). After about 1 mile, turn left onto Riverdale Road. Follow Riverdale Road for a short distance, then turn into Riverdale Court, where number 1 will be on your left.
WHAT3WORDS:orders.tree.nerve
Council Tax Band: Currently Band D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









HALL
5' 6" x 5' 1" (1.67m x 1.54m)

LANDING
14' 9" x 4' 5" (4.50m x 1.35m)

GARAGE
18' 11" x 9' 9" (5.77m x 2.98m)

BATHROOM
7' 11" x 6' 2" (2.41m x 1.89m)

SITTING ROOM
17' 2" x 11' 5" (5.24m x 3.47m)

KITCHEN
9' 3" x 7' 1" (2.83m x 2.17m)

BEDROOM
11' 9" x 10' 6" (3.58m x 3.19m)

BEDROOM
8' 5" x 7' 7" (2.56m x 2.31m)

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.

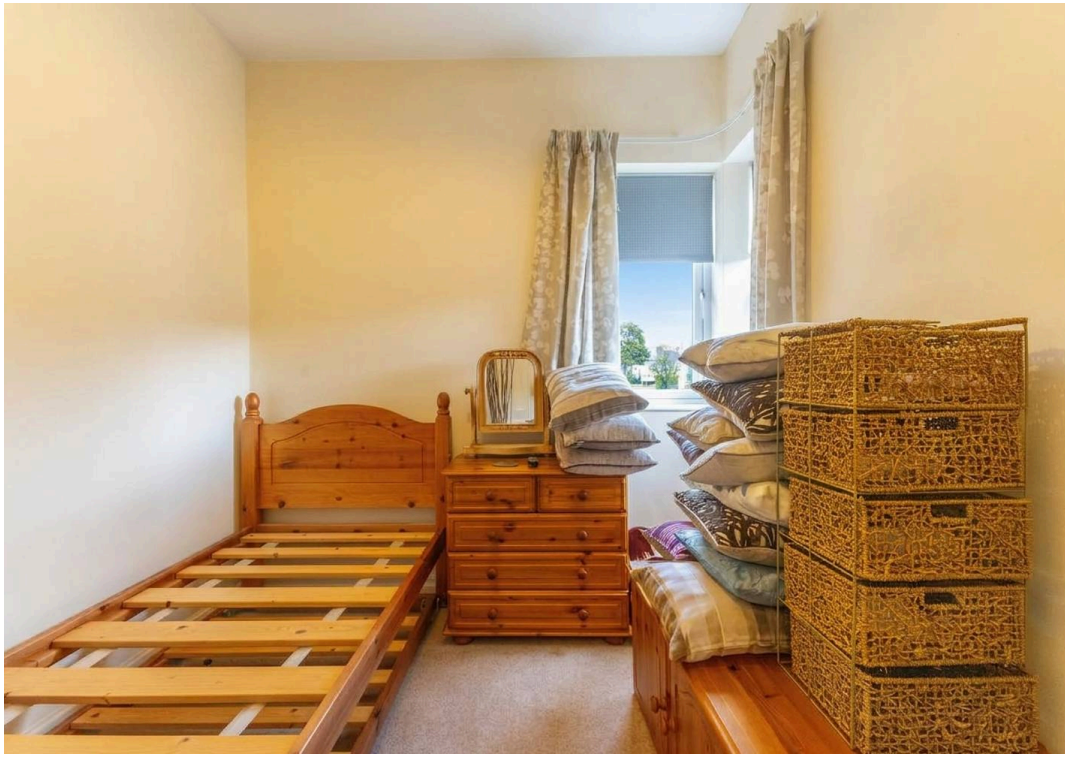
EPC RATING D

SERVICES: Mains electric, mains gas, mains water, mains drainage.

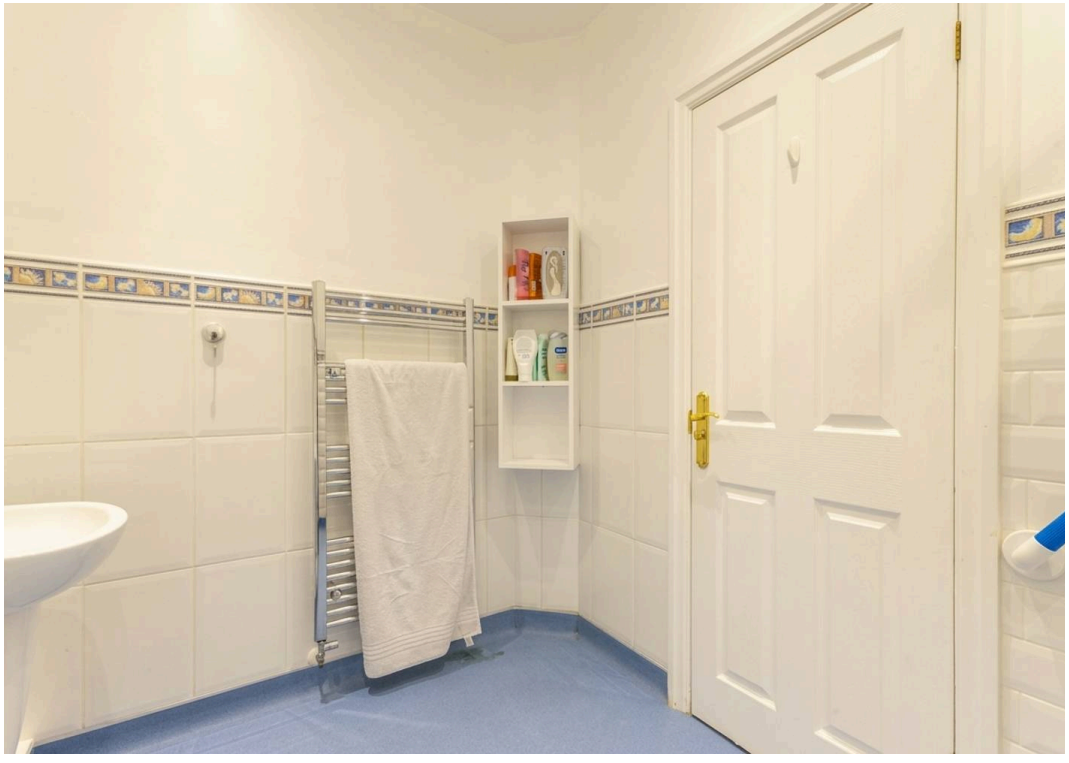
COUNCIL TAX CURRENTLY BAND D

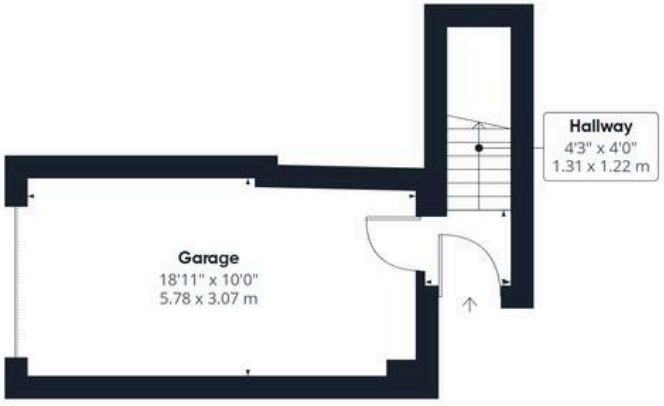
TENURE : LEASHOLD



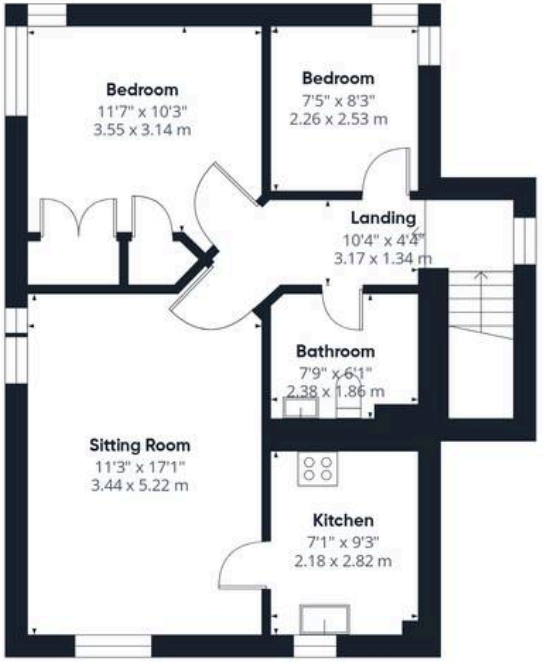








Ground Floor



Floor 1

Your Local Estate Agents ThomsonHaytonWinkley

Approximate total area(1)

795 ft²

73.9 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.

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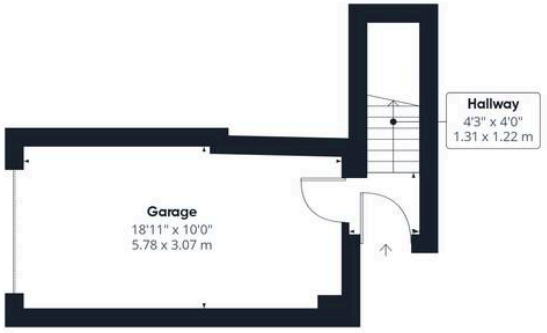


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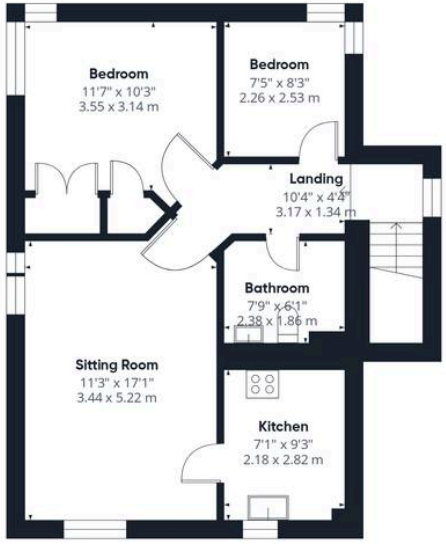
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