

## New Road

**£190,000**

18 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

Situated within the popular retirement development of Eaveslea, this well presented first floor apartment offers comfortable and low maintenance living. Designed exclusively for residents aged 55 and over, the development provides private parking, well maintained communal gardens, and a peaceful setting in the heart of Kirkby Lonsdale.

### Quick Overview

First Floor Apartment  
Exclusive to Residents Aged 55+  
Two Bedrooms & One Bathroom  
Generous Living Room with Balcony  
Well Maintained Communal Gardens  
Located within the Popular Market Town of  
Kirkby Lonsdale  
Walking Distance to Local Shops & Amenities  
Peaceful Atmosphere  
No Onward Chain  
Superfast Broadband Available



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Property Reference: KL3681



Hallway



Bedroom One



Bedroom Two



Shower room

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Kirkby Lonsdale is a picturesque market town renowned for its independent shops, cafés, and restaurants, as well as its thriving community atmosphere. Positioned between the Lake District and the Yorkshire Dales, the M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park. This sought after town offers easy access to the surrounding countryside and riverside walks, along with excellent transport links and an array of local amenities.

The property is accessed via a communal entrance that leads into a private hallway. To the right is bedroom one; a generous double room complete with integrated wardrobes. The second bedroom is a smaller room with space for freestanding furniture. The bathroom is fitted with a walk in shower, W.C. and pedestal sink, with handrails installed to offer additional accessibility and safety. Two useful storage cupboards in the hallway provide plenty of space for household essentials and storing coats and shoes.

The generous living room is light and welcoming, benefitting from doors that open out onto a balcony, perfect for enjoying a morning coffee. Finally, double doors lead into the modern kitchen, fitted with a range of wall and base units, complementary worktops and a stainless steel sink and drainer. Integrated appliances include a four ring hob, extractor fan and oven, with space for an under counter washing machine and a freestanding fridge freezer.

This wonderful apartment is perfect for those seeking a peaceful retreat with all the conveniences of modern living, within a welcoming community. Don't miss the opportunity to make it your own!

**Accommodation with approximate dimensions:**

**Bedroom One** 11' 6" x 12' 7" (3.51m x 3.84m)

**Bedroom Two** 7' 11" x 9' 6" (2.41m x 2.9m)

**Kitchen** 7' 10" x 9' 6" (2.39m x 2.9m)

**Living Room** 11' 7" x 18' 7" (3.53m x 5.66m)

**Property Information**

**Parking** Private off road parking.

**Tenure** Leasehold. Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge AMOUNT TBC. No pets without prior written consent.

Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020 Leasehold.

**Council Tax** Westmorland and Furness Council. Band C.

**Services** Mains water, drainage and electricity. Electric storage heating.

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

**What3Words:** ///mountains.mouse.apple

**Viewings** Strictly by appointment with Hackney & Leigh.

**Conditions applying to ownership** It is a condition of purchase that all residents must meet the age requirements of 55+ years.

**Disclaimer** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

\*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 5/12/2025.

**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).



Kitchen



Living room



Living room



Balcony View

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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Request a Viewing Online or Call 015242 72111