



**POOLE
TOWNSEND**

Wattsfield Lane, Kendal, LA9 5HF

£115,000

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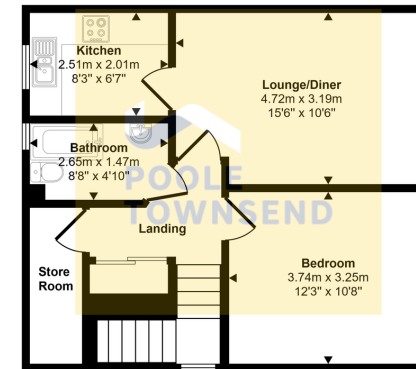
- First Floor Flat
- One Double Bedroom
- Ideal for First-Time Buyers or Buy-To-Let Investors
- Bright and Spacious Open-Plan Living
- Separate Fitted Kitchen
- Enclosed Rear Garden
- Allocated Parking for One Vehicle
- Within Easy Reach of Local Amenities
- Tenure: Leasehold
- Council Tax Band: B





Situated on the northern edge of the popular market town of Kendal, this well-presented first-floor flat offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors. Conveniently located within easy reach of local amenities, schools and transport links, the property provides comfortable, low-maintenance living in a sought-after residential area. The bright and airy accommodation comprises an open-plan living room, separate fitted kitchen, spacious double bedroom and a three-piece bathroom. Additional benefits include built-in storage, loft access, a private patio garden and communal parking, enhancing both practicality and appeal.

Approx Gross Internal Area
49 sq m / 528 sq ft



First Floor

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(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
www.pooletownsend.co.uk
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We are open
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