



**POOLE
TOWNSEND**

Sandes Avenue, Kendal, LA9 4LL

£95,000

1 1 1

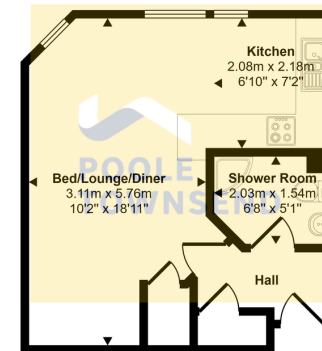


- First Floor Flat
- Centrally Located
- Open-Plan Living
- Built in Wardrobe
- Tenure: Leasehold
- No Onward Chain
- Bright and Airy
- Modern Shower Room
- Allocated parking Space
- Council Tax Band: A





Approx Gross Internal Area
30 sq m / 318 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.

Centrally located in the vibrant market town of Kendal, this first-floor studio flat comes with an allocated parking space and is offered with no onward chain. The accommodation is bright and airy, comprising an open-plan living, sleeping, and kitchen area with a built-in wardrobe, alongside a modern shower room. Conveniently situated close to local amenities and excellent transport links, this well-presented flat is ideal for first-time buyers, investors, or those seeking a low-maintenance base.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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