



## 16 MAPLE CLOSE

SEDBERGH, LA10 5JE

**£180,000**  
**FREEHOLD**

Maple Close is a small complex comprising of 18 apartments and 6 houses in a quiet cul de sac to the west of the market town of Sedbergh. It's within easy walking distance of all local amenities including shops, cafes, pubs, medical centre, dentist and library. Number 16 is a two-bedroom first floor apartment which has been well kept and upgraded throughout its ownership.

The accommodation briefly consists of communal entrance hall with stairs leading to the first floor. Starting at the front door to the apartment is the entrance hall feeding to the open plan lounge/dining/kitchen, two bedrooms and bathroom. The lounge/dining area is light, spacious and airy. The kitchen has plenty of wall and base units, integrated washer/dryer, fridge and freezer, electric oven with extractor over, gas hob and stainless-steel sink and drainer. Both bedrooms are bright and have views over the communal gardens. The bathroom consists of a white three-piece suite along with a separate shower unit. There is a good-sized storage cupboard in the entrance, which is very handy for coats, Hoover etc.

Wood laminate flooring runs through the lounge, kitchen and dining area with carpeted bedrooms and nonslip, waterproof cushion floor in the bathroom.

The apartment is neutrally decorated and benefits from wooden double glazing throughout with mains gas, electric and water. It's clean lines and bright interior combine to provide a superior,

**COBBLE**  
**Country**  
*Dales & Lakes*  
TOWN & COUNTRY PROPERTY AGENTS  
EST. 1992

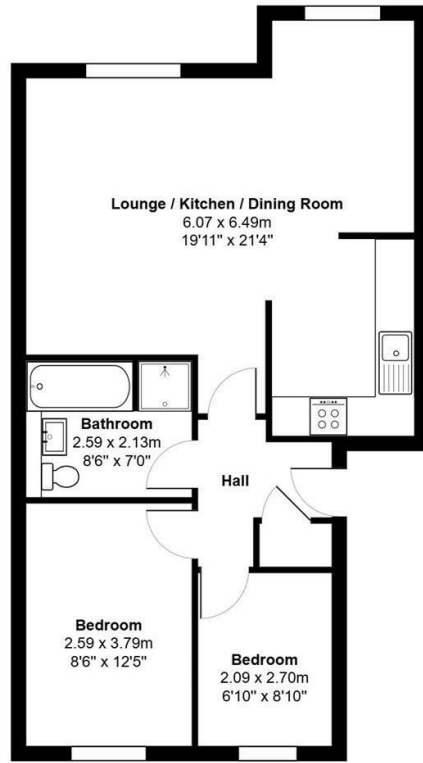
# 16 MAPLE CLOSE

- 2 Bedroom first floor flat
- Open plan living, dining & kitchen
- Bathroom
- Gas central heating
- Ideal lock up & leave property
- Designated parking space
- Communal gardens and grounds
- Within easy walk of shops, town centre, medical facilities and walks
- 6 Miles from J37 of the M6
- Maintenance/service charges apply - Ask the agent for more details



## 16 MAPLE CLOSE





**First Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**      **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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