



40 Blackhall Croft, Kendal
Asking Price £110,000

Your Local Estate Agents
Thomson Hayton Winkley



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40 BLACKHALL CROFT

Occupying a central position within the town, Blackhall Croft is an exclusive residential, retirement development by McCarthy & Stone specifically catering for those aged 60 plus. The modern development is well appointed throughout, has both lift and stair access and combines communal living with individual private apartments. Residents benefit from the use of overnight guest accommodation, a communal lounge and laundry facilities with the peace of mind provided by a residential house manager.

Number 40 is a well proportioned apartment with a desirable position being situated at the end with views from the front and side, with a view to the rear from the entrance hall. Being located on the third floor allows the apartment the most incredible views across the town towards Kendal Castle, Benson Knott and Grayrigg Common. The well presented accommodation comprises of a private generous entrance hall with ample built in storage, sitting/dining room, kitchen, two double bedrooms and a bathroom. The apartment benefits from double glazing with additional glazing to all but the kitchen window, Economy 7 electric heating and emergency assistance pull cords.

A security intercom system provides access to the development where there is lift or stair access to all floors, adjacent to the apartment.

ENTRANCE HALL

10' 1" x 8' 11" (3.08m x 2.72m)

Electric skylight, electric storage heater, coving, fitted coat hooks built in storage cupboard with lighting and shelving, walk in airing cupboard with lighting housing shelving and hot water cylinder.

SITTING/DINING ROOM

15' 6" x 12' 2" (4.73m x 3.73m)

Two double glazed windows with additional glazing, electric storage heater, coving, fitted shelving.

KITCHEN

8' 0" x 5' 11" (2.44m x 1.82m)

Double glazed window, wall mounted electric heater, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge and freezer, coving, tiled splashbacks.

BEDROOM

16' 0" max x 12' 2" max (4.90m x 3.72m)

Two double glazed windows with additional glazing, electric storage heater, built in wardrobe, coving.

BEDROOM

10' 3" x 8' 7" (3.13m x 2.64m)

Double glazed window with additional glazing, electric panel heater, coving.

SHOWER ROOM

6' 9" x 5' 6" (2.07m x 1.69m)

Heated towel rail, wall mounted electric heater, three piece suite comprises W.C. wash hand basin to vanity and fully tiled walk in shower with shelf, seat and thermostatic shower fitment, coving, wall light, fitted mirror, fitted glass shelf, tiling to walls.

OUTSIDE

There is a communal refuse and recycling area within the development together with visitor parking. Blackhall Road car park, which is located across the road and visible from the apartment, offers paid parking on a daily rate, or alternatively annual parking permits can be purchased from SLDC.

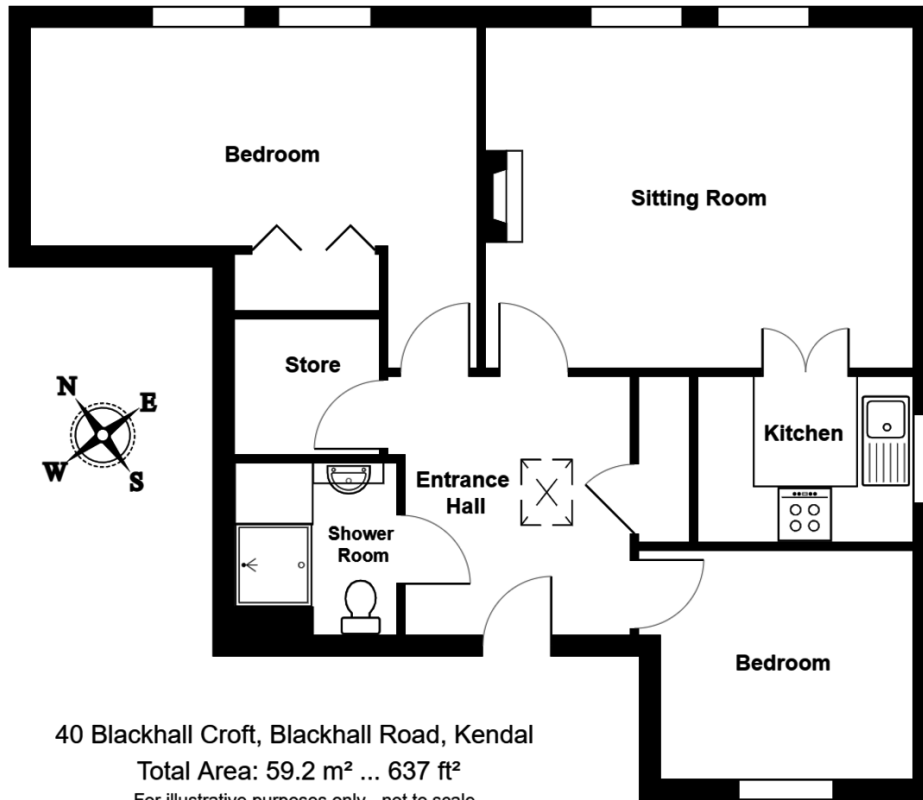
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





40 Blackhall Croft, Blackhall Road, Kendal

Total Area: 59.2 m² ... 637 ft²

For illustrative purposes only - not to scale.

The position and size of features are approximate only.

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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the Kendal office proceed along Sandes Avenue turning right at the traffic lights. Continue along Blackhall road passing the bus station to find Blackhall Croft located on the right.

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