



10 Sandes Court, Sandes Avenue, Kendal
Asking Price £140,000

Your Local Estate Agents
Thomson Hayton Winkley



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10 SANDES COURT

A well proportioned, recently refurbished first floor apartment with lovely views across the bowling green towards the Lakeland fells. Forming part of a popular residential development centrally located within the market town of Kendal offering level walking distance to the bus and rail services and the many amenities available within the town.

The well presented accommodation, which has been refurbished to a high quality standard by the current owner, briefly comprises of an entrance hall with built in airing cupboard, a sitting/dining room, excellent fitted kitchen, two bedrooms and a modern bathroom. The apartment benefits from double glazing and electric heating.

Outside there is allocated parking directly outside the entrance. There is also a communal bike store. This property is ideal for a range of purchasers including first time buyers or the buy to let investor.

ENTRANCE HALL

9' 10" x 6' 7" (3.00m x 2.03m)

Electric radiator, built in airing cupboard housing hot water cylinder, built in cupboard, entry phone.

SITTING/DINING ROOM

16' 7" x 10' 1" (5.07m x 3.08m)

Double glazed window, two electric radiators, fitted mirror, fitted shelving unit.

KITCHEN

11' 8" x 6' 9" (3.58m x 2.07m)

Double glazed window, electric radiator, excellent range of base and wall units, stainless steel sink, built in double oven and microwave, electric hob with extractor hood over, space for American style fridge freezer, plumbing for washing machine, recessed spotlight, under wall unit lighting, tiled splashbacks.

BEDROOM

13' 6" x 9' 9" (4.13m x 2.98m)

Double glazed window, electric radiator, fitted wardrobe.

BEDROOM

11' 3" x 7' 5" (3.45m x 2.27m)

Double glazed window, electric radiator.

BATHROOM

10' 1" x 4' 11" (3.08m x 1.50m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with thermostatic shower over, extractor fan, fitted wall unit with sensor lighting and shaver point, fitted mirror, tiling to walls.

OUTSIDE

Allocated parking space directly outside the entrance and communal bike store.

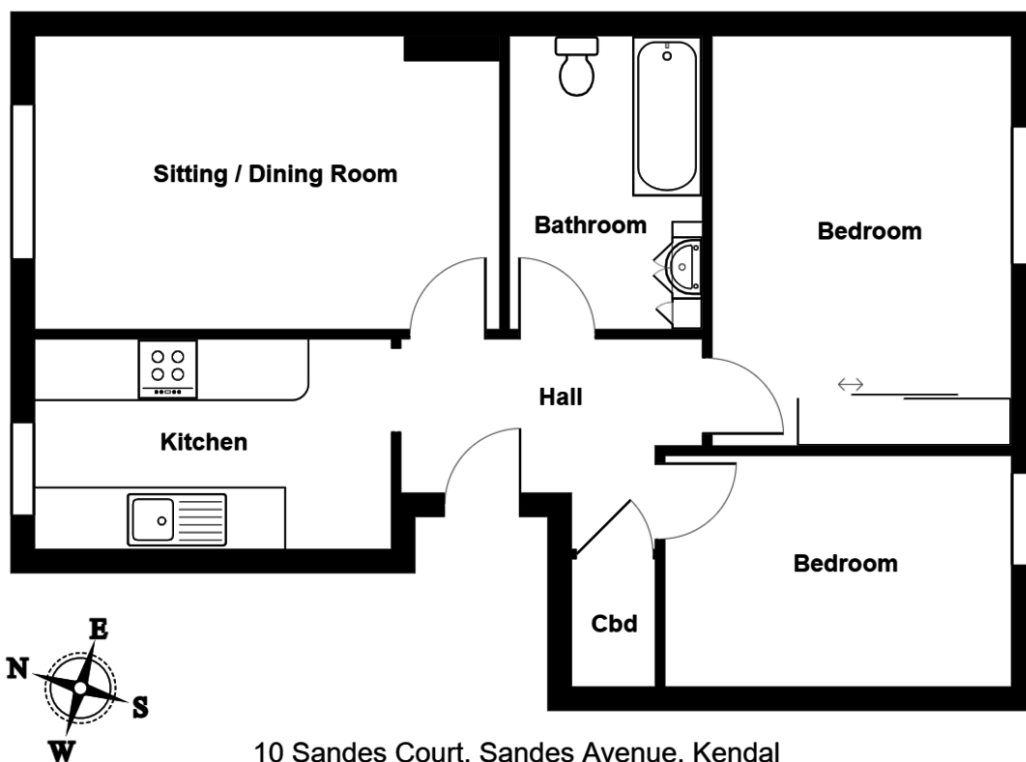
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on Valuation Office website.





10 Sandes Court, Sandes Avenue, Kendal

Total Area: 54.7 m² ... 589 ft²

Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kendal office turn right on to Sandes Avenue, continue through the traffic lights, pass the entrance to County Mews and then take the next left hand turn in to Sandes Court where the apartment is located on the first floor via "Entrance A".

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