



Kirkby Lonsdale

£235,000

10 The Meadows
Kirkby Lonsdale
Carnforth
LA6 2GY

A beautifully finished one bedroom apartment with open plan kitchen/dining living space and lovely bedroom and bathroom. Enjoying superb views of the open countryside from a private patio area. The standard of finish is excellent and can be used as a permanent home or holiday let. The meadows benefit from well maintained gardens and pond allocated parking and bike shed.

Property Ref: KL3240

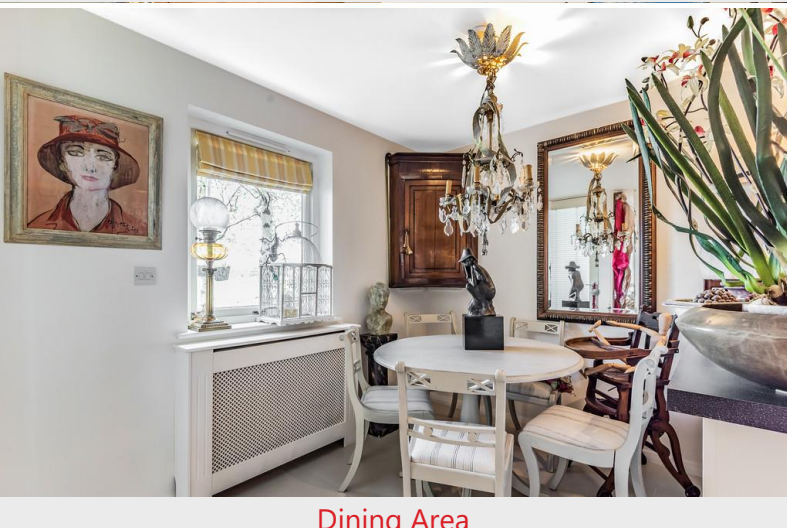




Living Room



Kitchen



Dining Area

Location From Kirkby Lonsdale take the A65 towards Ingleton, turning right into the Whoop Hall. Bear right and go to the entrance into The Meadows. Go under the archway with visitors parking on the left. No 10 is in the properties at the end of the development.

Entrance with tiled flooring, radiator, thermostat and storage cupboard housing the water cylinder.

Open Plan Living/ Dining/Kitchen 18' 3" x 19' 5" (5.56m x 5.92m) Kitchen with a range of wall and base units, granite effect worktop over, stainless steel sink, integrated fridge and dishwasher, freezer, electric oven and four ring gas hob with extractor hood. Space for washing machine.

Dining Area with tiled flooring, double glazed window and radiator.

Living Room with wall mounted electric fire, countryside views from the floor to ceiling window, tiled flooring, radiator, wall lights and patio doors leading out to the patio.

Bedroom 13' 5" x 9' 7" (4.09m x 2.92m) with double glazed windows, tiled flooring, fitted wardrobes and radiator.

Bathroom with wall mounted hand wash basin, W.C, panelled bath with shower over, tiled flooring, downlighters and heated towel rail.

Outside Patio paved private patio with mature shrubs.



Bedroom

Communal Gardens Parking space for one car, there is additional parking for visitors adjacent to the property. Covered bicycle parking is arranged in the grounds together with a communal refuse area, both of which are well separated from all the properties. There are well maintained and mature communal gardens. Communal private drainage system. Pathways have low level illumination and a pass gate gives very easy pedestrian access to the Country Club with excellent facilities including swimming pool, spa, sauna and gym. Membership available One allocated parking space and additional visitor parking.

Services Mains gas, water, private drainage and electricity. No Pets allowed

Council Tax Band B - Lancaster City Council

Tenure Leasehold 999 years from 2007. The Meadows Management Company, Management fees of £436.55 made twice a year.

Management Company Responsibilities Upkeep and maintenance of all communal areas and gardens. Buildings insurance of all properties. Maintenance and repair of the shared private sewage treatment plant and drainage Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond. External window cleaning. External decorating Management of refuse collection area. Site Maintenance. All external painting.



Garden



Garden

Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 523 sq ft / 48.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 720216

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