



New Road

£235,000

9 Royal House
New Road
Kirkby Lonsdale
Lancashire
LA6 2JX

A cosy, comfortable and contemporary ground floor apartment with two bedrooms and two bathrooms and open plan living/dining/kitchen space. Situated in an important conversion of a historic building. This fabulously located apartment is in the centre of Kirkby Lonsdale, close to all shops and amenities, and benefits from its own private courtyard/seating area, shared entrance and private parking space.

Property Ref: KL3277





Kitchen/Dining/Living Room



Kitchen



Living/Dining Room

Location From the market square cross over the Main Street and go up the courtyard between The Royal Hotel and Carr & Bleasdale. The entrance can be found on the right hand side.

Accommodation with Approximate Dimensions

Communal Entrance Hard wood door with buzzer entry system in the communal hallways. The communal entrance is very light and airy with a large sash window and stairs to the right leading to the flat above.

Private Entrance Entered via a hardwood door leading into the inner hallway.

Entrance Hall Wall mounted telephone entrance system, ceiling light point and doors leading to bedroom and bathroom. Inner door leading through to the lounge. Cloak cupboard with plenty of useful storage.

Bedroom One 11' 11" x 11' 0" (3.63m x 3.35m) Double bedroom with sash window to the front aspect, ceiling light point and double radiator.

En-Suite Shower Room Fitted with a three piece suite comprises: a low level W.C, pedestal hand wash basin and shower cubical. Ceiling light point, single radiator, part tiled walls and tiled floor.

Bathroom Three Piece suite comprising of panelled bath with hand held shower, pedestal hand wash basin and low level W.W. Part tiled walls, tiled floor, shave point and ceiling light point.



Patio/Seating Area

Open Plan Living/Diner/Kitchen 18' 4" x 15' 9" (5.59m x 4.8m)

Living/Dining Area With steps down from the hallways. High ceilings give a genuine feeling of space. This light open space has patio doors leading to the rear private courtyard. Ceiling light point, wall lights and two double radiators, TV and telephone points.

Kitchen Modern Siematic kitchen with a range of wall and base units and complementary worktops over, incorporating an integrated one and a half bowl stainless steel sink with drainer and mixer tap with tiled splash back. Integrated Neff oven and four ring hob with extractor hood over, integrated Neff microwave, Beko fridge freezer and Neff dishwasher.

Utility Room 11' 1" x 5' 2" (3.38m x 1.57m) This room has ample space for all the household essentials you don't want on display, with plumbing for a washing machine and housing the Glow Worm Boiler.

Bedroom Two 10' 9" x 8' 0" (3.28m x 2.44m) A sash window overlooking the courtyard, recess alcove, ceiling light point and single radiator with a TV Ariel point.

Outside To the rear of the apartment is a private walled courtyard garden. With flagged patio area ideal for a table and chairs with a path leading to a grated entrance leading onto New Road.

Services Mains electric, mains gas, mains water and mains drainage.



Bedroom Two

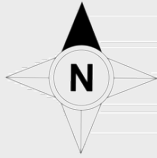
Tenure Leasehold - 999 year lease from 2004. Management company RHNR Annual payment of £1,200. Please note the property can not be used as a holiday let.

Council Tax Band D - South Lakeland District Council.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

New Road, Kirkby Lonsdale, Carnforth, LA6



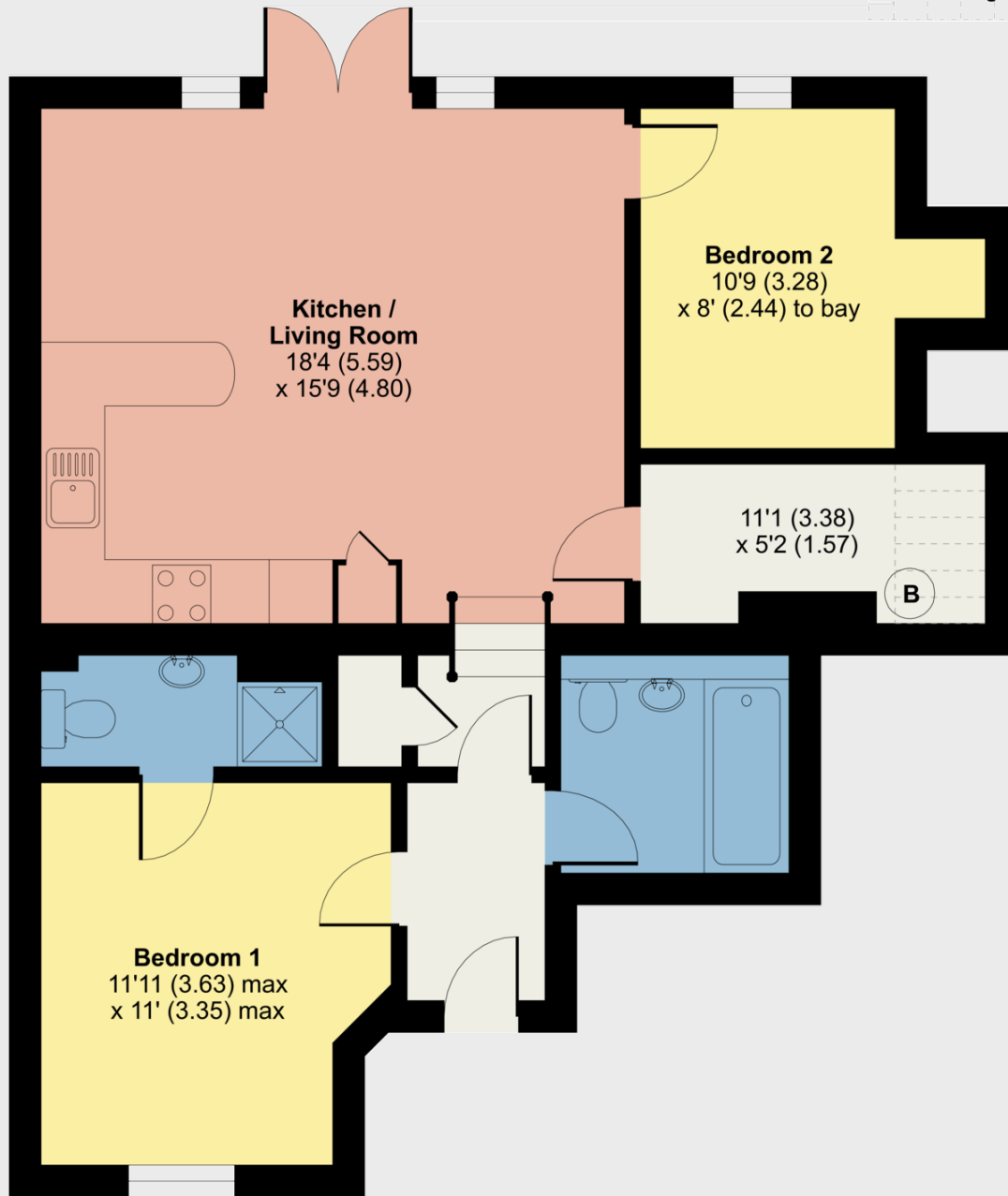
Approximate Area = 736 sq ft / 68.3 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 750 sq ft / 69.7 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2021. Produced for Hackney & Leigh. REF: 762179

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