

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Kendal

£63,000

Flat 34 Lound Place, Lound Street, Kendal, Cumbria, LA9 7FE

A well-presented second floor apartment that enjoys an easy to manage layout with a spacious living/dining room, fitted kitchen, good double bedroom and a shower room. Available on a 48.15% shared ownership basis for the over 55 years.

The property enjoys a quiet cul-de-sac position with easy access for a post office, shops, doctors surgeries, the leisure centre and hospital. Facilities include communal parking and gardens, a residents' lounge and meeting room, guest suite, on site manager, emergency intercom, laundry and lift. Ideal for those seeking independent living but with the option of being involved in a community!

### Quick Overview

One bedroom, second floor apartment  
Quiet cul-sec-sac position  
Communal parking & gardens  
Broadband speed up to 80 Mbps



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80 Mbps



Parking

Property Reference: K6467



Hall



Living/Dining Room



Fitted Kitchen



Fitted Kitchen

**Description & Location:** Positioned on the second floor of this well managed development for the over 55's and being offered for sale at 48.15% of the open market value. This stylish, well proportioned apartment is presented in excellent condition and enjoys a light and airy layout that over looks the front courtyard from both the bedroom and the living/dining room. The kitchen is fitted and equipped and the wet room is wheelchair friendly.

Leave Kendal heading South along Aynam Road and bear left over the pedestrian crossing into Lound Road. Proceed past the K Village and take the next left before the traffic lights into Lound Street. Proceed to the end and Lound Place is facing you at the head of this quiet cul-de-sac with the rear backing onto the cycle track allowing for a level walk or cycle for the town centre with its shops, cafes, restaurants.

Note: The property is available to over 55 yrs only on a shared equity scheme, where ownership of only 48.15% can be purchased, the remainder being owned by the Housing Association, Riverside Home Ownership.

Note: The property is subject to a Section 106 for affordability and occupancy, both of which are currently relaxed for this particular sale, however, any purchasers need to understand that both of the restrictions will be reinstated for any future sales.

**Accommodation with approximate dimensions:**

**Private Entrance Hall** with heating control and electric radiator. Airing cupboard with hot water cylinder.

**Living/Dining Room** 13' 3" x 12' 9" (4.04m x 3.89m) a light and airy room with two windows enjoying an aspect to the front and side across the town. Telephone entry phone, TV aerial point and telephone point. Electric radiator. Open to:

**Fitted Kitchen** 9' 2" x 9' 0" (2.79m x 2.74m) with double glazed window. Fitted with a range of wall and base units including a useful pantry cupboard, complementary working surfaces and inset stainless steel sink with drainer. Co-ordinating part tiled walls, extractor fan and space for fridge freezer. Built in oven and four ring halogen hob with stainless steel cooker hood and extractor over.

**Bedroom** 12' 9" x 11' 7" (3.89m x 3.53m) with double glazed window to the front elevation with Scout Scar in the distance. Electric radiator.

**Shower Room** a three piece suite comprises; tiled and glazed shower cubicle with shower and seat, wash hand basin and WC. Extractor fan, heated towel rail and Dimplex wall heater.

**Facilities:** A communal lounge and laundry are located on the ground floor and a hairdressers and gym on the first floor.

A guest bedroom for visitors is available with a charge per night subject to a maximum of 14 night stay.

**Outside:** The development enjoys communal landscaped gardens together with shared parking spaces.

**Tenure:** Leasehold - Held on a balance of 999 year lease.

Service Charge - £2592.76 per annum payable 1/2 yearly of £1296.38

**Services:** mains electricity, mains water and mains drainage.

**Council Tax:** South Lakeland District Council - Band A

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

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



Bedroom



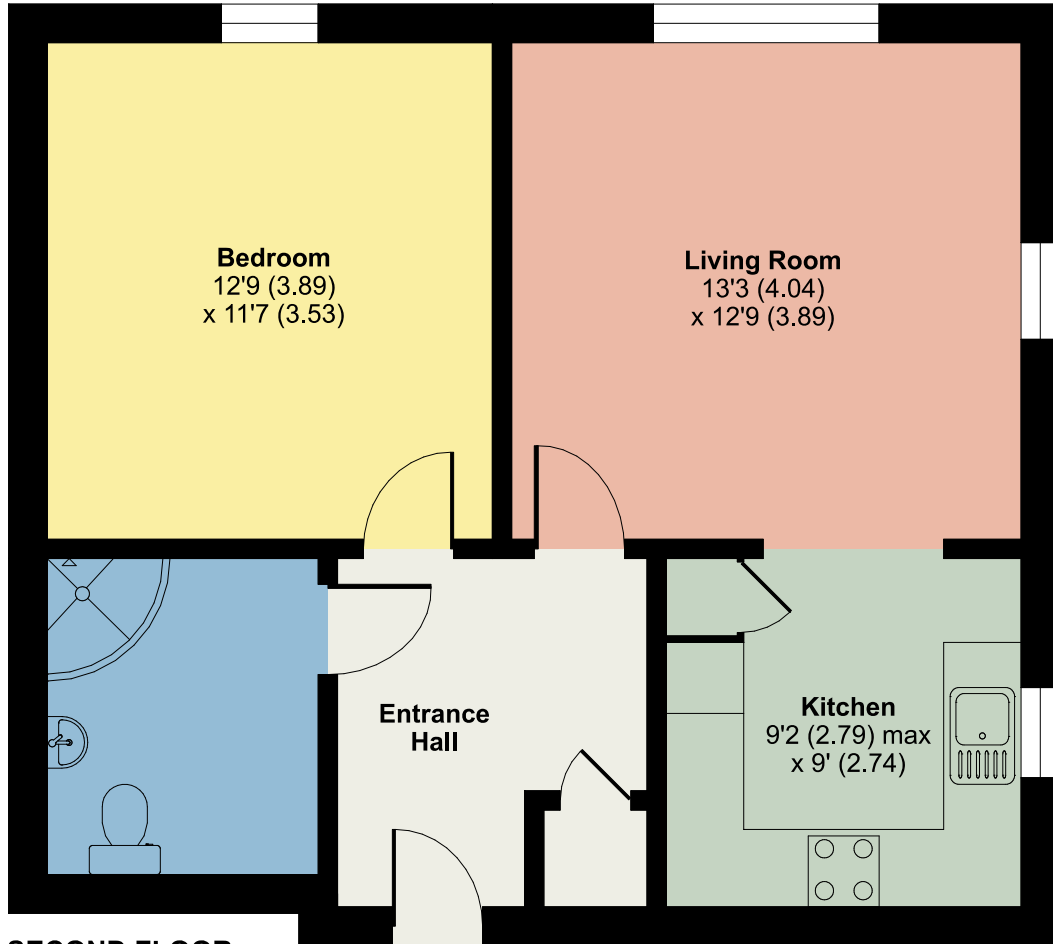
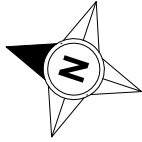
Shower Room



# Lound Place, Lound Street, Kendal, LA9

Approximate Area = 555 sq ft / 51.5 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrich-com 2022. Produced for Hackney & Leigh. REF: 850192

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