



416 Sand Aire House Stramongate, Kendal
£195,000





416 Sand Aire House Stramongate

Kendal, Kendal

- Fourth floor apartment
 - Modern kitchen
 - Modern bathroom and en suite
 - Double glazing and electric heating
 - Terrace with views
 - Allocated undercover parking
 - Central location
 - Popular residential development
 - No upper chain
 - Private corridor
- From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and continue across the bridge and Sand Aire House is located on the left. Number 416 is then located on the fourth floor.
- WHAT3WORDS: coffee.hero.power
- Council Tax band: D
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: D



ENTRANCE HALL

11' 7" x 5' 5" (3.53m x 1.65m)

Fitted coat hooks.

INNER HALL

12' 9" x 6' 1" (3.88m x 1.86m)

Electric storage heater, recessed spotlights.

KITCHEN, DINING AND LIVING SPACE

18' 10" x 14' 11" (5.73m x 4.54m)

LIVING SPACE

14' 11" x 12' 0" (4.55m x 3.65m)

Double glazed French doors to balcony with adjacent double glazed windows, double glazed window.

DINING SPACE

7' 3" x 6' 9" (2.21m x 2.05m)

Electric panel heater, recessed spotlights, serving hatch open to kitchen.

KITCHEN

7' 10" x 6' 11" (2.40m x 2.11m)

Good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor/filter over, space for fridge freezer, built in washing machine, integrated dishwasher, recessed spotlights, tiled splashbacks, serving hatch open to dining space.

BEDROOM

15' 0" x 9' 10" (4.58m x 3.00m)

Double glazed window, electric storage heater, built in airing cupboard housing hot water cylinder.

EN SUITE

8' 0" x 5' 3" (2.45m x 1.61m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully panelled shower cubicle with thermostatic shower fitting, fitted wall unit and mirror, recessed spotlights, extractor fan, shaver point, partial tiling to walls.



BEDROOM

13' 11" x 12' 10" (4.25m x 3.91m)

Double glazed window to balcony, electric storage heater, built in wardrobe, recessed spotlights.

BATHROOM

8' 7" x 5' 10" (2.61m x 1.78m)

Heated towel rail, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and freestanding bath, fitted wall unit and mirror, recessed spotlights, extractor fan, shaver point, partial tiling to walls.

STORE

6' 10" x 4' 1" (2.09m x 1.24m)

SERVICES

Mains electricity, mains water, mains drainage.

EPC Rating C

LEASEHOLD INFORMATION

Lease Length - 999 years from 2001 Ground Rent - £181.05 per annum

Service Charge - £306.91 per month

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