



New Road

£185,000

26 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

A well-presented, first-floor apartment with a peaceful balcony with views stretching across the well-maintained communal garden to the Howgills. It is neutrally decorated, light and bright, and is within the heart of the sought-after town of Kirkby Lonsdale.

The property comprises a light and airy living/dining room, kitchen, two bedrooms and a bathroom. There is a handy insulated loft for storage and also electric storage heaters and double-glazing throughout the flat.

There is easy access to private parking and all local amenities are right on the doorstep, including Booths supermarket, the doctor's surgery and well-known cafes and shops in the town centre.



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Allocated
Parking

Quick Overview

First Floor Purpose-Built Apartment

Two Bedrooms & One Bathroom

Balcony with views over the fells

Emergency Warden Alarms

Close to all Local Amenities

Located within the Popular Market Town of

Kirkby Lonsdale

Well-Kept Communal Gardens

No Chain

Property Reference: KL3393



Living Room



Living Room



Kitchen



Balcony

Property Overview

On entrance to the property, step into the communal entrance hall and glide up the stairs to the first floor where you will be greeted by apartment 26 on the left. Stepping inside, there is a private entrance hall with two handy storage cupboards, one perfect for hanging coats and storing shoes, and the other an airing cupboard with shelving for storing linen. There is also a telephone entry system. Above is a large, boarded loft with a loft ladder for easy access.

Following the hallway along, you are welcomed into the bright and airy living/dining room, with ample space for a dining table. This room is neutrally decorated with traditional ceiling coving and has windows to the front and side. There is also a warden call cord. A glass door leads to an East-facing balcony providing the perfect spot for enjoying a coffee in the morning sun. To the right, there is a fully fitted kitchen with wall and base units, complementary worktop, one and a half stainless steel sink with mixer tap over and tiled splash back. Integrated appliances include; a Hotpoint Slimline dishwasher and oven/grill with four-ring ceramic hob. There is also space for a tall fridge/freezer, an under counter washing machine and dryer.

The main bedroom has a front aspect window with a glimpse to the Howgills, with ample space for a double bed. There are useful built-in wardrobes with hanging space and shelving. Bedroom two is a single room with built in wardrobe with shelving and hanging space and has a rear aspect window. Both have traditional coving to ceiling and neutral decoration throughout.

Finally, the bathroom contains a four-piece suite, consisting of a corner shower unit, a bidet, WC and wash-basin with a built-in vanity unit. There is also a heated ladder towel radiator. The bathroom is part-tiled, and is equipped with a Warden Call cord.

Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its host of independent shops and cafes, along with Booths supermarket. There is also a Bowling and Cricket Club, and St Mary's Church is only a short walk away, making Kirkby Lonsdale the ideal base from which to explore the surrounding spectacular countryside, including the famous Devil's Bridge and Ruskin's View right on your doorstep.

Directions From Market Square, proceed up New Road, turning left after the fire station and immediately right into Eaveslea.

What3Words ///unpacked.unites.mailers

Accommodation (with approximate dimensions)

Kitchen 9' 9" x 8' 0" (2.97m x 2.44m)

Living/Dining Room 18' 9" x 11' 10" (5.72m x 3.61m)

Bedroom One 12' 9" x 9' 10" (3.89m x 3m)

Bedroom Two 10' 0" x 8' 1" (3.05m x 2.46m)

Property Information

Outside Well maintained, mature and well planted communal gardens with lit pathways and benches. Private off road parking.

Services Mains water, drainage and electricity.

Council Tax South Lakeland District Council. Band C.

Tenure Leasehold from 1st May 1988 for 150 years. Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge of approximately £175.00 per month. No pets without prior written consent. Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020

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

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bedroom Two



Bathroom

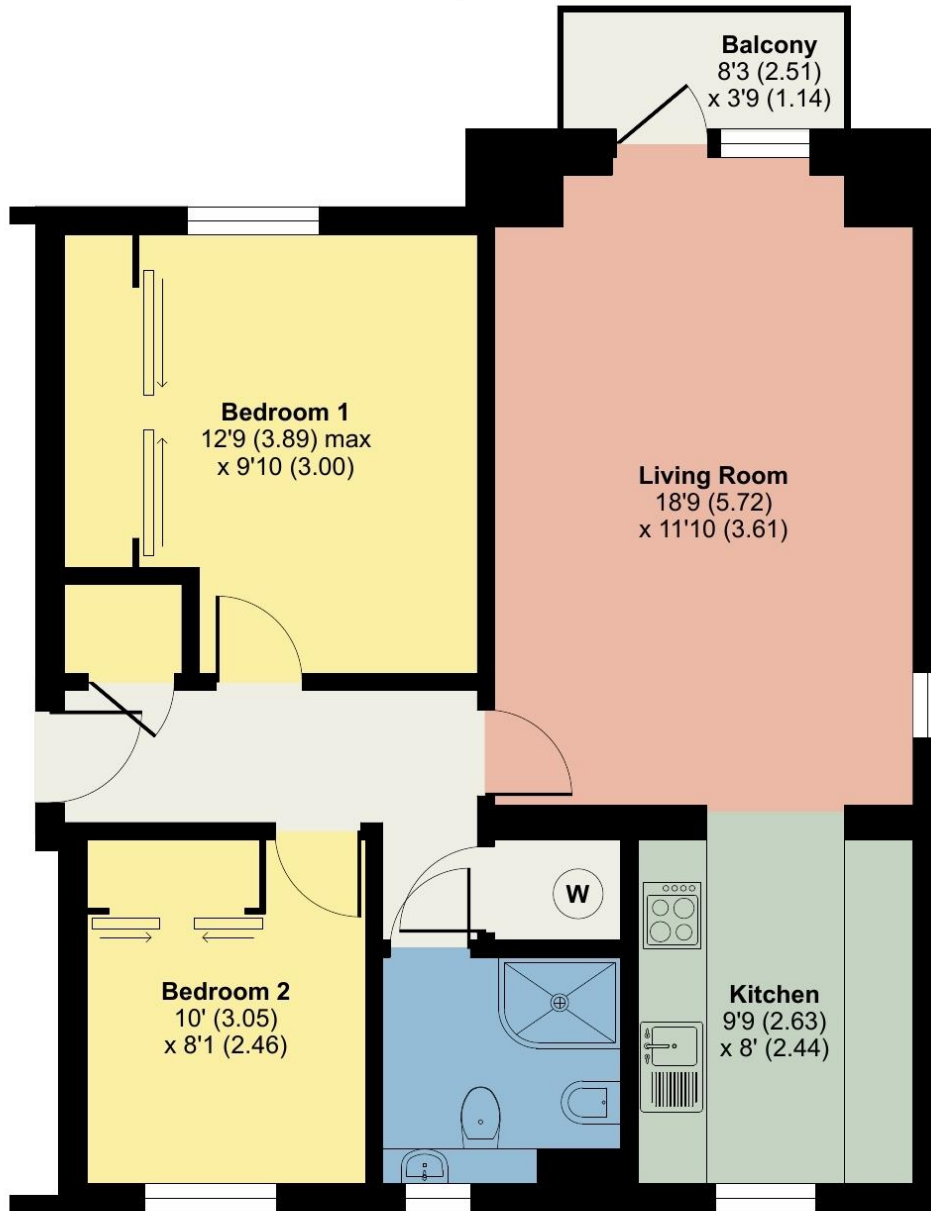


Gardens & Grounds

Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 701 sq ft / 65.1 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). © nrichcom 2023. Produced for Hackney & Leigh. REF: 954927

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