



Kendal

£97,500

33 Aspen Close, Kendal, Cumbria, LA9 7FS

A splendid second floor flat that enjoys a modern contemporary finish that benefits from a spacious open plan living room and kitchen, a large double bedroom and an attractive bathroom. With no upward chain an early appointment to view is recommended.

Located in a quiet corner of a recently completed residential development just off Oxenholme Road. Close to local amenities and with the mainline train station at Oxenholme being a short walk away for those who have the need to commute. The flat is subject to a local occupancy clause, and is being sold through a shared ownership scheme meaning that you will own 65% of the property, with the remaining 35% being owned by Progress Housing Group.

Quick Overview

- Splendid second floor flat
- Modern contemporary finish
- Open plan living room & kitchen
- Large double bedroom
- Attractive bathroom
- Local occupancy restrictions apply
- Close to local amenities & more!
- No upward chain
- Private parking space
- Broadband speed up to 1000 Mbps



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1000 Mbps



Private parking space

Property Reference: K6646



Open plan living & kitchen



Open plan living & kitchen



Open plan living & kitchen



Bathroom

Location: From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields, follow the road down, bearing left onto Aspen Close, keep right at the end of the road and the block for 33 is then found on your left hand side.

The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital. There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

Property Overview: The property can only be used as a primary residence and cannot be purchased as a buy-to-let or a second/holiday home.

The property is being sold through a shared ownership scheme with Progress Housing Group. Where the purchaser will own 65% of the property and pay a monthly rental charge to the the housing group.

The current rent being £187.03 this figure includes the service charge and ground rent for the apartment and development.

A buyer must meet the eligibility criteria for affordable home ownership as set out by Homes England.

The local occupancy clause dictates that any purchaser must have a local connection to the following parishes :-

Kendal, Burton in Kendal, Hincaster, Holme, Lupton, Hutton, Roof, Arnside, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite and Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow & Bradleyfield, Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton, Holmescales, Burneside, Skelsmergh and Scalthwaiteirigg, Kentmere and Staveley with Ings.

This well presented purpose built second floor apartment enjoys a quiet location with pleasant communal areas and a lift to all floors.

The layout is easy to manage with private entrance hall with useful cloaks cupboard. The 19' open plan living room and kitchen enjoys fine views at the front from the full height double glazed window.

The kitchen area is fitted with an attractive range of high gloss wall, base and drawer units with complementary working surfaces with breakfast bar and inset single drainer stainless steel sink. Kitchen appliances include; a built in electric oven, ceramic hob with stainless steel cooker hood and extractor, integrated fridge and freezer and plumbing and space for washing machine.

The bedroom is a good double again enjoying the open aspect to the front. Completing to the inside is a complementary tiled bathroom with pedestal wash hand basin, WC and panel bath with shower over. Extractor fan and shaver point.

Second Floor Apartment

Private Entrance Hall

Open Plan Living Dining Kitchen

19' 3" x 12' 6" (5.87m x 3.81m)

Bedroom

12' 5" x 11' 9" (3.78m x 3.58m)

Bathroom

Outside: Private parking space, and use of shared visitors spaces.

Tenure: Leasehold - held on the balance of a 125 year lease from 1 May 2020

Council Tax: Westmorland & Furness Council - Band A

The current rent being £187.03 this figure includes the service charge and ground rent for the apartment and development.

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

Viewings: 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.



Large double bedroom



Large double bedroom



Private parking space

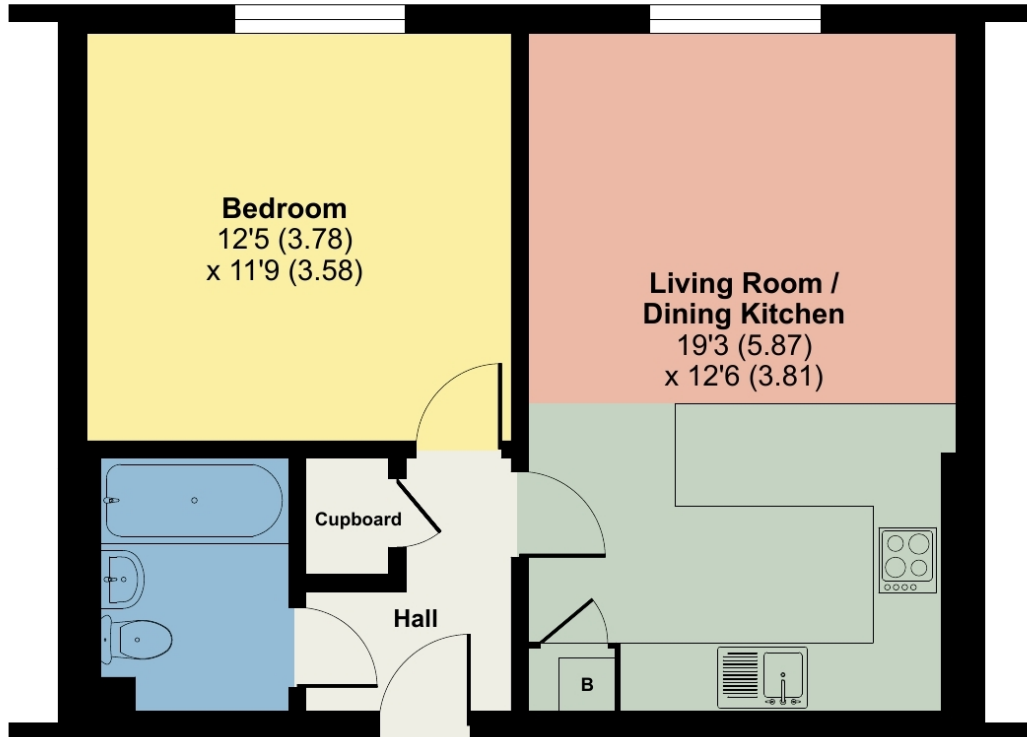


Views

Aspen Close, Kendal, LA9

Approximate Area = 501 sq ft / 46.5 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 973973

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