



Apt 3, Royal House New Road, Kirkby Lonsdale
£275,000



Apartment 3

Royal House New Road

A well proportioned ground floor apartment centrally located within picturesque Kirkby Lonsdale. The market town has a wide variety of shops, cafes, public houses and restaurants. There is a doctors surgery, Boots the chemist, Booths supermarket, a library and banks. Kirkby Lonsdale has excellent bus routes and road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The ground floor accommodation briefly comprises an open plan kitchen, two bedrooms one with an en-suite and a bathroom.

Outside offers allocated parking for one vehicle.

GROUND FLOOR

OPEN PLAN/KITCHEN

18' 10" x 18' 8" (5.75m x 5.7m)

Both max. Two double glazed windows, two electric radiators, electric fireplace, base and wall units, stainless steel sink, built in oven and micro wave, electric hob with extractor/filter over, integrated appliances including dishwasher and fridge freezer, tiled splashback.

BEDROOM

18' 1" x 12' 6" (5.5m x 3.8m)

Both max. Two single glazed windows, electric radiator, fitted wardrobe and cupboards, fitted desk.

EN-SUITE

8' 4" x 5' 1" (2.55m x 1.55m)

Both max. Single glazed window, electric radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, partial tiling to walls, tiled flooring.

BEDROOM

12' 8" x 9' 3" (3.86m x 2.83m)

Both max. Double glazed window, electric radiator, fitted cupboard and desk.

BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m)

Both max. Electric radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, extractor fan, partial tiling to walls, tiled flooring.

HALLWAY

22' 3" x 6' 1" (6.78m x 1.85m)

Both max. Electric radiator, built in cupboard housing hot water boiler with plumbing for washer dryer.





ALLOCATED PARKING

Allocated parking for one vehicle.

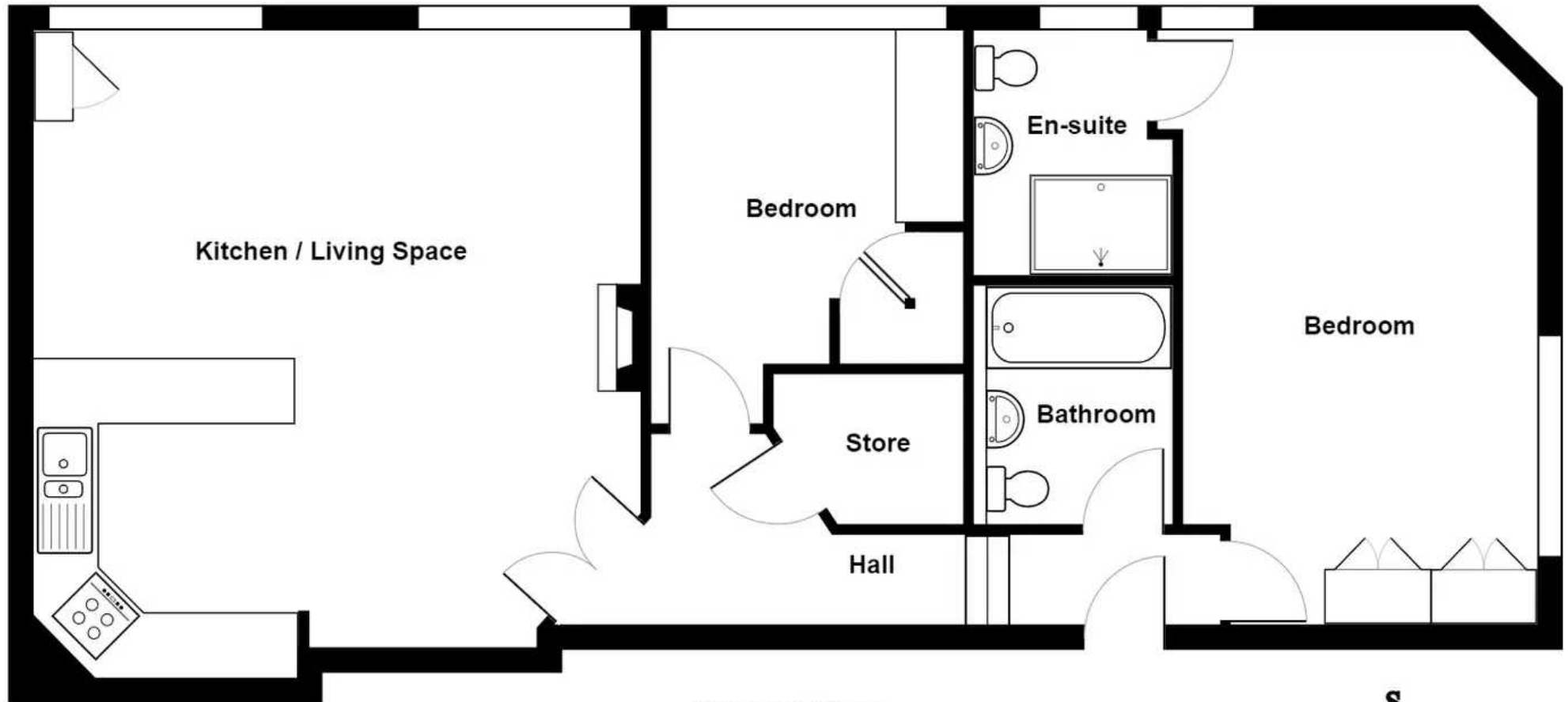
EPC RATING C

TENURE:LEASEHOLD

SERVICES

Mains electric, mains water, mains drainage.





Ground Floor

Apartment 3, Royal House, New Road, Kirkby Lonsdale

Total Area: 80.2 m² ... 863 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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