



515 Sand Aire House Stramongate, Kendal
£170,000



515 Sand Aire House Stramongate

Kendal

A well proportioned fifth floor apartment having impressive views across the market town towards Serpentine Woods, the Golf Course and The Heights. The apartment, which is centrally located within Kendal, is next to the River Kent and the beautiful area of greenery known as Goosholme Park. Sand Aire House is conveniently placed for the many amenities available both in and around the town, the Lake District and Yorkshire Dales National Parks, Kendal railway station, the mainline railway station at Oxenholme and road links to the M6.

The beautifully presented accommodation briefly comprises private entrance hall off the main corridor, inner hall, open plan kitchen, dining and living space with direct access to the generous terrace, a double bedroom with en suite shower room, a further double bedroom and a bathroom. The apartment has modern contemporary fittings throughout and benefits from electric heating and double glazing.

There is an allocated parking space in the secure car park.

PLEASE NOTE: Sand Aire House doesn't have an EWS1 certificate, however the original developers of Sand Aire House have taken responsibility and are going to fund the critical works required to bring the building up to the correct regulations. For more information please feel free to call our Kendal office.

- Fifth floor apartment
- Sitting room
- Allocated parking
- Two bedrooms
- Central location
- Bathroom and en-suite
- Links to the Lake District National Park

DIRECTIONS

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 515 is then located on the fifth floor.

WHAT3WORDS: coffee.hero.power

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

SERVICES

Mains electric, mains water, mains drainage.





LIVING/DINING AREA

19' 9" x 15' 9" (6.01m x 4.80m)

Both maximum. Double glazed door to balcony, double glazed window, two electric heaters, recessed spotlights.

KITCHEN

8' 0" x 7' 6" (2.43m x 2.29m)

Both maximum. Good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, space for fridge freezer, integrated dishwasher and washer dryer, tiled splashback, recessed spotlights.

BEDROOM

19' 7" x 9' 11" (5.98m x 3.01m)

Both maximum. Double glazed window, electric heater, built in cupboard housing hot water boiler.

EN-SUITE

8' 7" x 6' 1" (2.62m x 1.85m)

Both maximum. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, shaver points, fitted mirror.

BEDROOM

11' 6" x 10' 2" (3.50m x 3.10m)

Both maximum. Double glazed window, electric heater, built in walk in wardrobe.



BATHROOM

8' 11" x 6' 10" (2.71m x 2.08m)

Both maximum. Heated towel radiator, three piece suite comprises W.C. wash hand basin and bath, partial tiling to walls, fitted mirror, extractor fan, shaver points.

HALLWAY

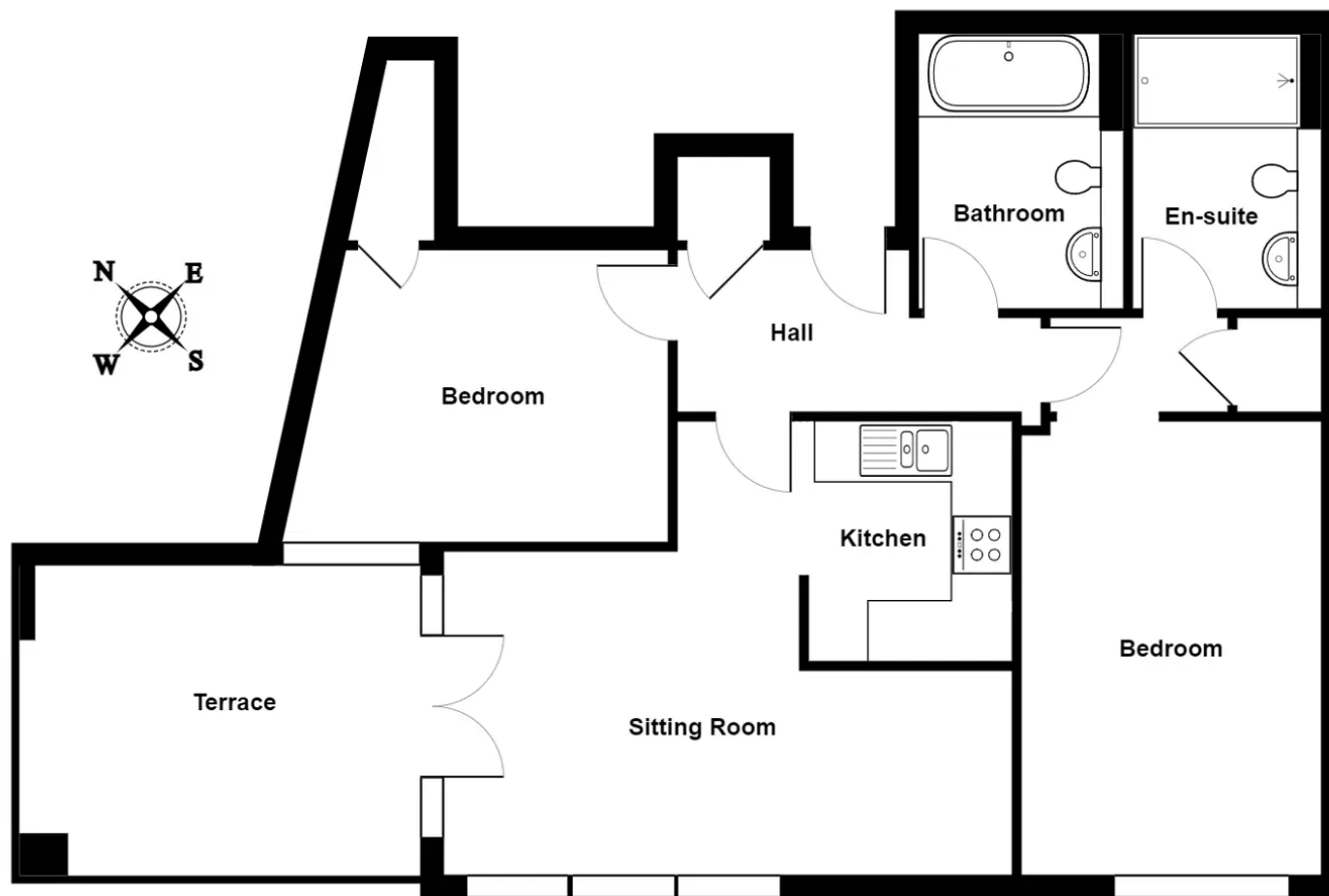
13' 5" x 6' 2" (4.08m x 1.88m)

Both maximum. Electric heater, generous sized storage.









Fifth Floor

515 Sand Aire House Stramongate, Kendal

Total Area: 70.3 m² ... 756 ft² (excluding terrace)

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

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