



1 Sand Aire House Stramongate, Kendal
£170,000





1 Sand Aire House Stramongate

Kendal, Kendal

The well presented accommodation briefly comprises private entrance hall off the main corridor, inner hall, kitchen, sitting room, 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.

Council Tax band: C

Tenure: Leasehold



GROUND FLOOR

SITTING ROOM

15' 6" x 13' 0" (4.72m x 3.96m)

Both max. Double glazed door, double glazed window, two storage heaters, wood flooring.

KITCHEN

8' 11" x 7' 5" (2.72m x 2.25m)

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

BEDROOM

14' 6" x 9' 1" (4.42m x 2.76m)

Both max. Double glazed window, storage heater.

EN-SUITE

7' 9" x 5' 7" (2.37m x 1.69m)

Both max. 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, recessed spotlights, fitted mirror, shaver points, tiled flooring.

BEDROOM

11' 3" x 10' 3" (3.44m x 3.13m)

Both max. Double glazed window, storage heater.

BATHROOM

7' 11" x 7' 7" (2.41m x 2.30m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin and bath, partial tiling to walls, fitted mirror, recessed spot lights, extractor fan, shaver points, tiled flooring.

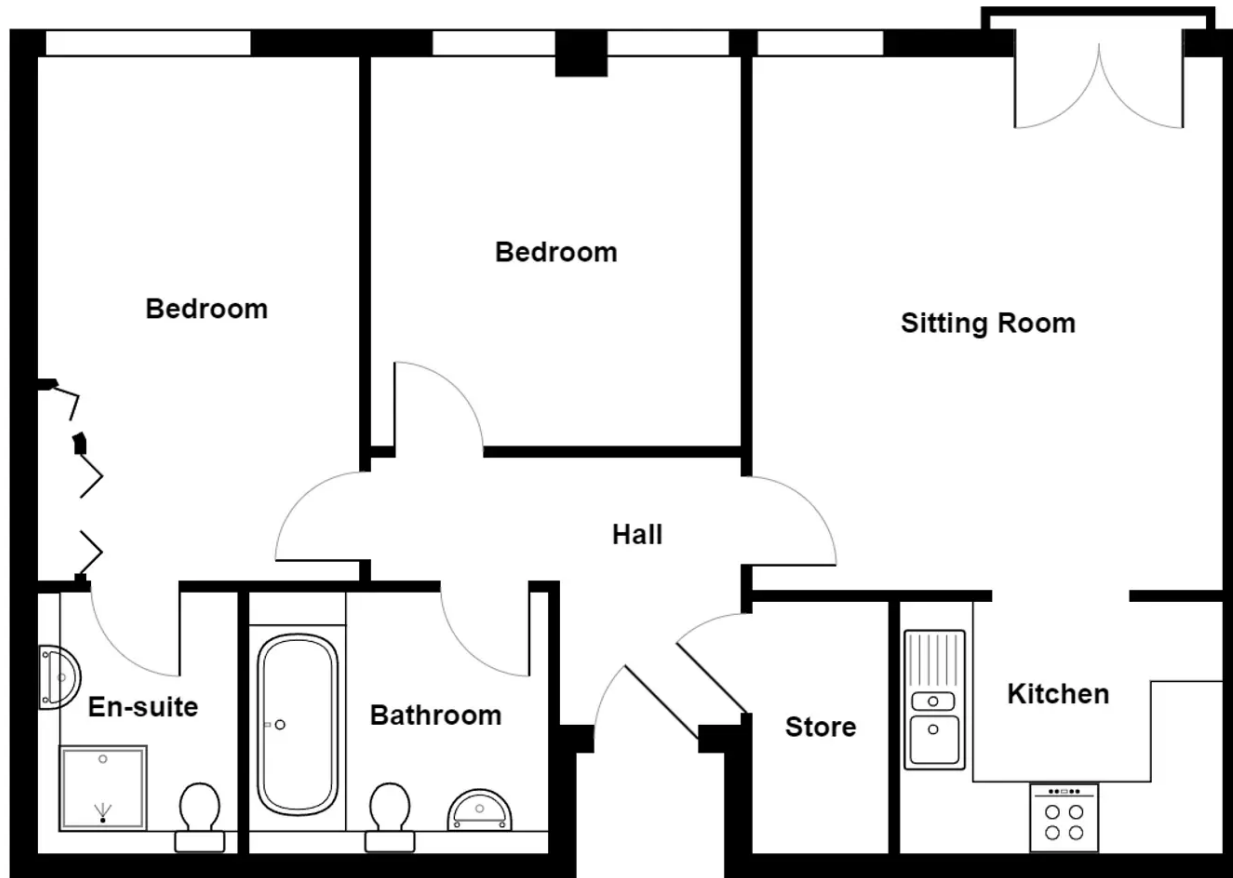
HALLWAY

10' 6" x 7' 5" (3.19m x 2.25m)

Both max. Storage heater, built in cupboard housing hot water cylinder, recessed spotlights, wood flooring.

EPC RATING C





Ground Floor

1 Sand Aire House, Stramongate, Kendal

Total Area: 65.7 m² ... 707 ft²

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

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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



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