



1 Beathwaite Gardens, Levens  
£250,000



## 1 Beathwaite Gardens

Levens, Kendal

A well proportioned ground floor apartment with fabulous views across the Lyth Valley and of the Lakeland Fells situated within a small development of similar properties the popular South Lakeland village of Levens. This apartment would be perfect for a newly retired couple, or a single person wanting something a bit more low maintenance.

The apartment is conveniently placed for the local convenience store, the Hare and Hounds country inn and restaurant and the historic Levens Hall. Levens offers easy access to the market town of Kendal, Grange-over-Sands, both the Lake District National and Yorkshire Dales National Parks and road links to the M6.

The well presented accommodation, briefly comprises of a entrance hall, sitting/dining room, modern kitchen, three bedrooms and a bathroom. The apartment benefits from double glazing and electric heating.

Outside offers a garage, off road parking and use of communal gardens.

- Ground floor apartment
- Double glazing
- Sitting room
- Communal gardens
- Kitchen
- Desirable location
- Three bedrooms
- Garage and parking
- Bathroom
- Links to the M6 motorway

From Kendal proceed south along the A591 Kendal bypass. Leave the bypass at Brettagh Holt roundabout and take the road signed post A590 Barrow. Join the A590 and in approximately 1.7 miles turn right sign posted Levens village. Pass the Hare and Hounds public house and continue up Lowgate. Turn left on to Levens Lane and then turn left in to Beathwaite Gardens to find the entrance to Number 1 on the corner. WHAT3WORDS:suspends.votes.best  
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





#### **PORCH**

5' 2" x 4' 6" (1.58m x 1.37m)

Both max. Providing a discrete separate entrance to the property and storage for boots and coats. Double glazed door, double glazed window, stone flooring,

#### **HALLWAY**

16' 7" x 6' 6" (5.05m x 1.99m)

Both max. Single glazed door, electric radiator, built in cupboard housing hot water cylinder, recessed spotlights.

#### **SITTING ROOM**

23' 4" x 13' 5" (7.10m x 4.09m)

Both max. Double glazed doors to balcony, double doors through to kitchen, two double glazed windows, storage heater.

#### **KITCHEN**

11' 4" x 8' 11" (3.46m x 2.71m)

Both max. Double glazed window, electric radiator, good range of base and wall units, stainless steel sink, integrated oven, electric hob, extractor/filter over, integrated fridge freezer, integrated dishwasher, plumbing for washer dry, tiled splashback, tiled flooring.



**BEDROOM**

11' 5" x 8' 11" (3.48m x 2.71m)

Both max. Two double glazed windows, electric radiator, Fitted wardrobes and cupboards.

**BEDROOM**

11' 2" x 8' 0" (3.41m x 2.44m)

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

**BEDROOM**

8' 4" x 6' 4" (2.53m x 1.93m)

Both max. Double glazed window, electric wall mounted fire

**BATHROOM**

8' 10" x 5' 7" (2.69m x 1.70m)

Both max. Three piece suite comprises W.C. wash hand basin to vanity and bath with mixer shower, partial tiling to walls, extractor fan, wall heater, tiled flooring.

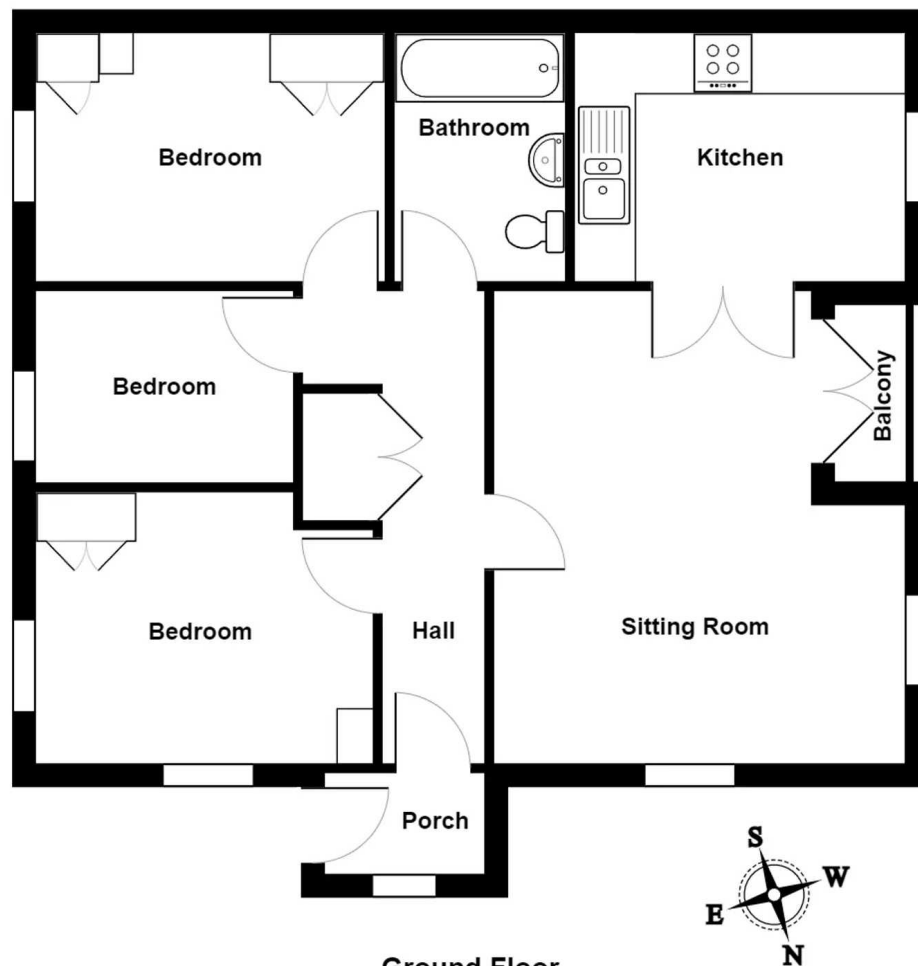
**EPC RATING D****SERVICES**

mains electric, mains water, mains drainage.









**Ground Floor**

1 Beathwaite Gardens, Levens

Total Area: 63.6 m<sup>2</sup> ... 684 ft<sup>2</sup> (excluding balcony)

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

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