



Kendal

£289,950

508 Sand Aire House, Stramongate, Kendal, Cumbria, LA9 4UA

This well presented two bedroom duplex penthouse apartment is located on the fifth floor taking in the simply splendid panoramic views over the town, across the river Kent and Gooseholme, to Kendal castle and the distant fells and with the very real benefit of a wrap round balcony and terrace ideal for outdoor entertaining. Completely refurbished to a high standard and finish from the fitted and equipped kitchen, to the bathrooms, decoration and floor coverings.

Located within easy walking of the town centre and all its amenities and with private secure parking included and being offered for sale in show home condition - this really is an ideal home for an individual or couple for permanent or leisure use. An early appointment to view is recommended.

Quick Overview

A splendid duplex penthouse apartment
Open plan living room and fitted kitchen
Two double bedrooms , one with en-suite
shower room and house bathroom

Large balcony

Enjoying panoramic views

Private secure parking

Ready to move into and enjoy!

No upward chain

An early appointment to view is recommended

Broadband speed upto 67MBPS



2



2



1



E



67 MBPS



Allocated parking

Property Reference: K6734



Open Plan Living Room



Open Plan Living Room



Kitchen



Balcony

Location: Situated by the River Kent, Sand Aire House was converted by Crosby Homes into a range of exclusive apartments and penthouses. The location is within easy walking of the town centre with its shops, restaurants and pubs and the railway station and bus station are both an easy level walk away.

The town centre boasts a library, supermarkets, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre and Abbot Hall gallery – is at the hub of Kendal's arts scene.

Property Overview This splendid two bedroom duplex penthouse apartment is located on the fifth floor enjoying panoramic views over the town, taking in the river Kent and Gooseholme, Kendal castle and distant fells and with a delightful balcony which is ideal for outdoor entertaining.

The apartment has been finished to a high standard with an open plan style living room with excellent fitted and equipped kitchen together with two double bedrooms and a new bathroom and ensuite shower room. With no upward chain an early appointment to view is highly recommended.

As soon as you step through the private front door into the open plan living room, you really do appreciate the stunning views from the full height double glazed window and patio doors that onto the balcony and terrace. A useful under stairs storage cupboard provides space for the Hoover and coats.

The kitchen which was installed in 2018 by Butler Interiors is just off the living space and has been fitted with an attractive range of soft close wall, drawer and base units with complementary work surfaces incorporating a breakfast bar, inset bowl and half with drainer and mirrored splash back and concealed down lighting. A range of Neff kitchen appliances include; a built in oven and induction hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. A second set of double glazed double doors open to the balcony.

Up stairs to the spacious first floor landing you will find a deep storage cupboard which houses the hot water cylinder. On this level you will find the main bathroom and two double bedrooms, one with an ensuite shower room.

Both bedrooms are a good size and both enjoy the panoramic views with full height double glazed windows.

The master bedroom does benefit from an ensuite shower room which comprises a three piece suite; with a shower cubicle, WC and wash hand basin. With complementary tiled floor and walls, shaver point and heated towel rail.

To complete the picture you will find the bathroom with complementary tiled walls and floor, shaver point and heated towel rail. The three piece suite comprises; a panel bath with shower over, WC and wash hand basin.

NOTE: The original developer of Sand Aire House, Lendlease, have now agreed to manage and fund all life-critical fire safety works necessary on the building. For further information please contact the Kendal office.

Accommodation with approximate dimensions:
Entry Level

Open Plan Living Room & Kitchen
24' 10" x 12' 8" (7.57m x 3.86m)

Fitted Kitchen
8' 8" x 6' 6" (2.64m x 1.98m)

First Floor
Landing

Master Bedroom with En-Suite Shower Room
12' 7" x 9' 1" (3.84m x 2.77m)

Bedroom 2
10' 0" x 8' 9" (3.05m x 2.67m)

Bathroom

Outside: Private parking space in car park with remote control entry.

Services: Main electric, mains waters and mains drainage.

Council Tax: Westmorland and Furness Council - Band D

Tenure: Held on the balance of a 999 year lease.

Service Charge - Quarterly paid of £995.29 - Covers building insurance, communal lighting, caretaker, lift maintenance and all general maintenance.

Ground Rent - Paid annually £181.05

Viewing: 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.

What3Words; ///dock.voices.parent



Bedroom 1



Ensuite Shower Room



Bedroom 2

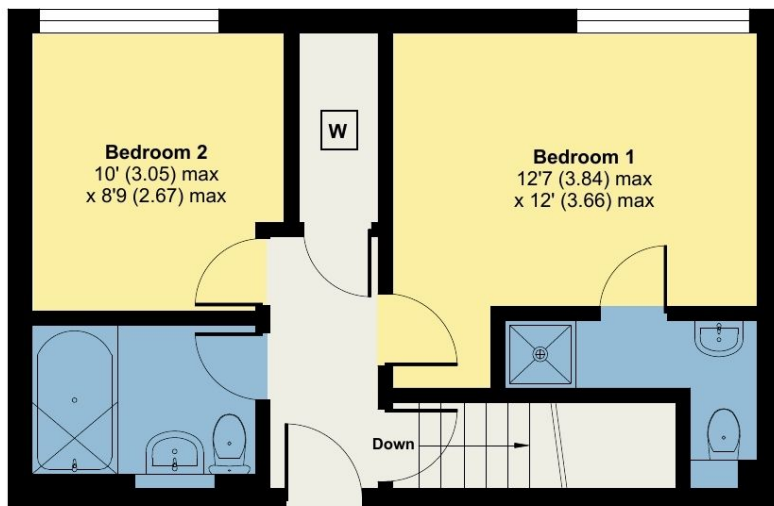


Bathroom

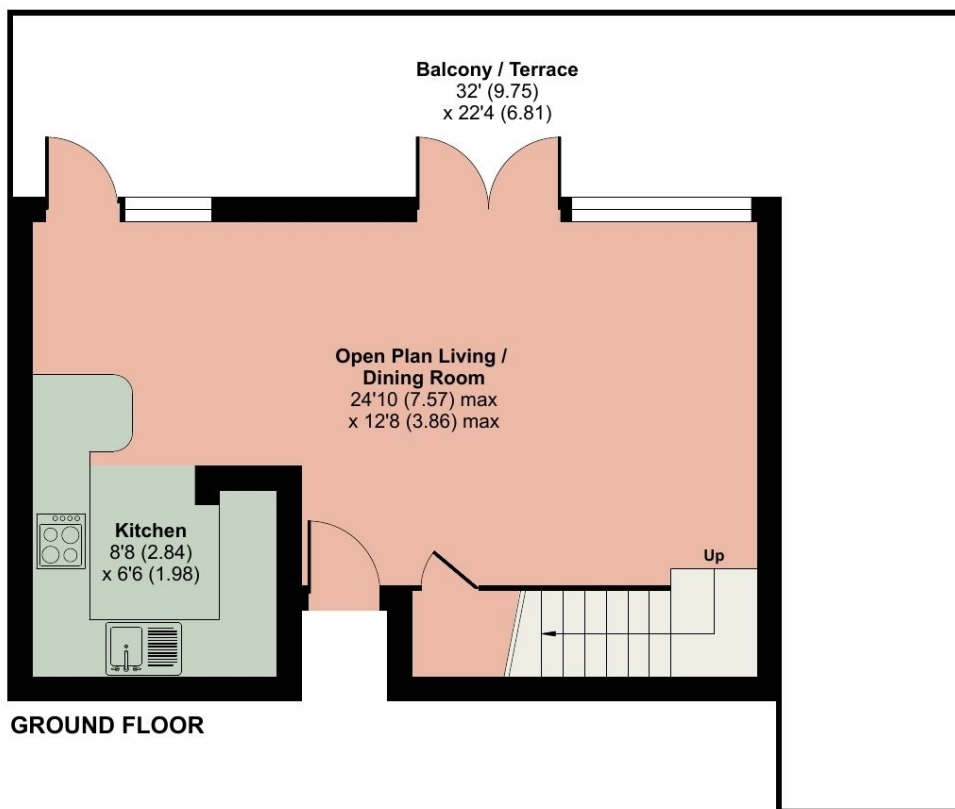
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Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1037647

A thought from the owners..."With its outstanding views of Kendal Castle and the surrounding area, the apartment is conveniently located within proximity of Kendal town centre and just a few miles from the Lake District, which can be accessed by car or the excellent public transport links!"

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