



Kendal

£130,000

28 Aspen Close, Kendal, Cumbria, LA9 7FS

28 Aspen Close is a contemporary first floor apartment that offers a stylish and comfortable living space. This modern property features an open plan living room and kitchen, two spacious double bedrooms, and an attractive three-piece suite bathroom.

Located in a quiet corner of a recently completed residential development just off Oxenholme Road. Close to local amenities and with the mainline train station at Oxenholme being a short walk away for those who have the need to commute. The flat is subject to a local occupancy clause, and is being sold through a shared ownership scheme meaning that you will own 75% of the property, with the remaining 25% being owned by Progress Housing Group.

Quick Overview

Modern first floor flat

Neutral décor throughout

Open plan living room & kitchen

Attractive three piece bathroom

Two double bedrooms

Close to local amenities & more!

Private parking space

Visitor parking space

Leafy outlook

Broadband speed up to 1000 Mbps



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1000 Mbps



Private parking
space

Property Reference: K6750



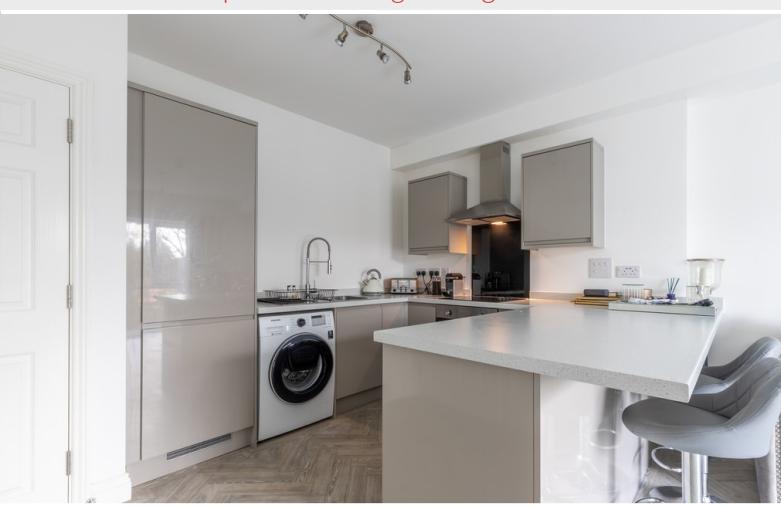
Entrance Hall



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen

Location: From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields, follow the road down, bearing left onto Aspen Close, keep right at the end of the road and the block for 28 is then found on your left hand side.

The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital. There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

Property Overview: A modern and well-planned purpose built first floor apartment enjoys a quiet location with pleasant communal areas and a lift to all floors.

As you step into the apartment, you are greeted by the bright and airy entrance hall with doors leading to all rooms. There is a useful cloaks cupboard ideal for storing everyday coats and shoes.

Through into the open plan living room and kitchen. The space is perfect for entertaining guests or simply relaxing after a long day. The large window fills the room with natural light, creating a warm and inviting atmosphere. The kitchen is equipped with a range of grey coloured gloss wall, base and drawer units with complementary worktop surfaces, inset stainless steel sink and breakfast bar. Modern kitchen appliances include a built-in oven, induction hob, extractor fan and fridge freezer. There is plumbing for a washing machine.

The apartment comprises two generously sized double bedrooms, providing ample space for rest and relaxation. The neutral décor and large windows allow for plenty of natural light, creating a serene and tranquil ambience.

Completing the apartment is the modern three-piece suite bathroom. This sleek and stylish bathroom features contemporary fixtures and fittings, including a panel bath, a W.C, and a pedestal wash hand basin.

Don't miss out on this fantastic opportunity to own a modern first floor apartment in a desirable location. Contact us today to arrange an early viewing.

The property can only be used as a primary residence and cannot be purchased as a buy-to-let or a second/holiday home.

The property is being sold through a shared ownership scheme with Progress Housing Group. Where the purchaser will own 75% of the property and pay a monthly rental charge to the housing group.

The current rent being £201.04 this figure includes the service charge and ground rent for the apartment and development.

A buyer must meet the eligibility criteria for affordable home ownership as set out by Homes England.

The local occupancy clause dictates that any purchaser must have a local connection to the following parishes :-

Kendal, Burton in Kendal, Hincaster, Holme, Lupton, Hutton, Roof, Arnside, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite and Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow & Bradleyfield, Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton, Holmescales, Burneside, Skelsmergh and Scalthwaiterigg, Kentmere and Staveley with Ings.

Accommodation with approximate accommodations:

First Floor Apartment:

Private Entrance Hall

Open Plan Living Dining Kitchen

19' 2" x 12' 8" (5.84m x 3.86m)

Bedroom One

11' 9" x 9' 10" (3.58m x 3m)

Bedroom Two

13' 4" x 9' 4" (4.06m x 2.84m)

Bathroom

Outside: Private parking space, and use of shared visitors spaces.

Tenure: Leasehold - held on the balance of a 125 year lease from 1 May 2020

The current rent being £201.04 this figure includes the service charge and ground rent for the apartment and development.

Council Tax: Westmorland & Furness Council - Band A

Services: Mains electricity, mains gas, mains water and mains drainage.

Viewings: 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: ///ending.stiff.joins



Open Plan Living/Dining Kitchen



Bedroom One



Bedroom Two



Bathroom

**Open
Plan
Living,
Dining,
Kitchen**
5.85m x 3.86m
(19'2" x 12'8")

Bedroom 2
4.06m x 2.85m
(13'4" x 9'4")

Bedroom 1
3.57m x 3.00m
(11'9" x 9'10")

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.
REF: K6750

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