



Kendal

£120,000

11 The Court, Kendal, Cumbria , LA9 7RS

11 The Court is a one bedroom, ground floor flat with an easy-to-manage layout. This property comes with the added convenience of its own private garden, providing an outdoor space for relaxation or gardening. Additionally, it offers an allocated parking space, ensuring hassle-free parking for the residents.

Situated in Kendal, this flat benefits from its prime location. With Oxenholme train station just a stone's throw away, commuting to and from the area is a breeze. Kendal itself offers a wealth of amenities, including shops, restaurants, and leisure facilities, ensuring that everything you need is within easy reach.

Don't miss out on this incredible investment opportunity. Whether you're a savvy investor, a first-time buyer, or someone in search of a bolt-hole, 11 The Court is the perfect property for you. Contact us today to arrange an early viewing.

Quick Overview

- Ground floor flat
- Living room with aspect over the garden
- Fitted kitchen
- One double bedroom
- Bathroom
- Plenty of storage
- Private garden
- Allocated parking space
- Gas central heating

Ultrafast broadband speed up to 1000 Mbps



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1000
Mbps



Allocated Parking
Space

Property Reference: K6680



Living Room



Living Room



Kitchen



Bedroom

Location: Travelling up Oxenholme Road towards the station take the left turn before the golf driving range onto Hayclose Road. Go past Howe Gardens and 11 The Court can be found on the left just after the sign for The Court.

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 ground floor flat that offers a convenient and comfortable living space, making it ideal for investors, first-time buyers, or those seeking a charming bolt hole close to Oxenholme train station.

Upon entering the flat via a few steps, you are greeted by a entrance hall, complete with two deep storage cupboards, one housing the gas-fired boiler and providing ample space for everyday appliances.

The living room boasts a delightful aspect and direct access to the rear private garden, allowing for plenty of natural light to fill the space.

The kitchen is conveniently situated adjacent to the living room. Fitted with a range of wall, base and drawer units with breakfast bar and complementary working surfaces with inset stainless steel sink. Splashbacks and window overlooking the rear garden.

The double bedroom has an aspect over the rear. Completing the flat is the bathroom. A three piece suite comprising; a panel bath, W.C and a pedestal wash hand basin.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

11' 1" x 13' 4" (3.38m x 4.08m)

Kitchen

6' 5" x 10' 1" (1.96m x 3.08m)

Bedroom

11' 0" x 10' 2" (3.375m x 3.106m)

Bathroom

Outside: This property boasts several advantages including the availability of a designated parking space and two additional visitor parking spaces. At the rear of the property, there is a well-maintained lawn that requires minimal upkeep, and it is enclosed by a hedge boundary for privacy. Additionally, there is a gate for access to the side.

Tenure: Leasehold - held on the balance of a 999 year term from 1988.

Service Charge: £90.00 paid monthly installments.

The management company is: Block Management Company

Council Tax: Westmorland & Furness Council - Band B

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: ///driver.falls.gather



Bathroom



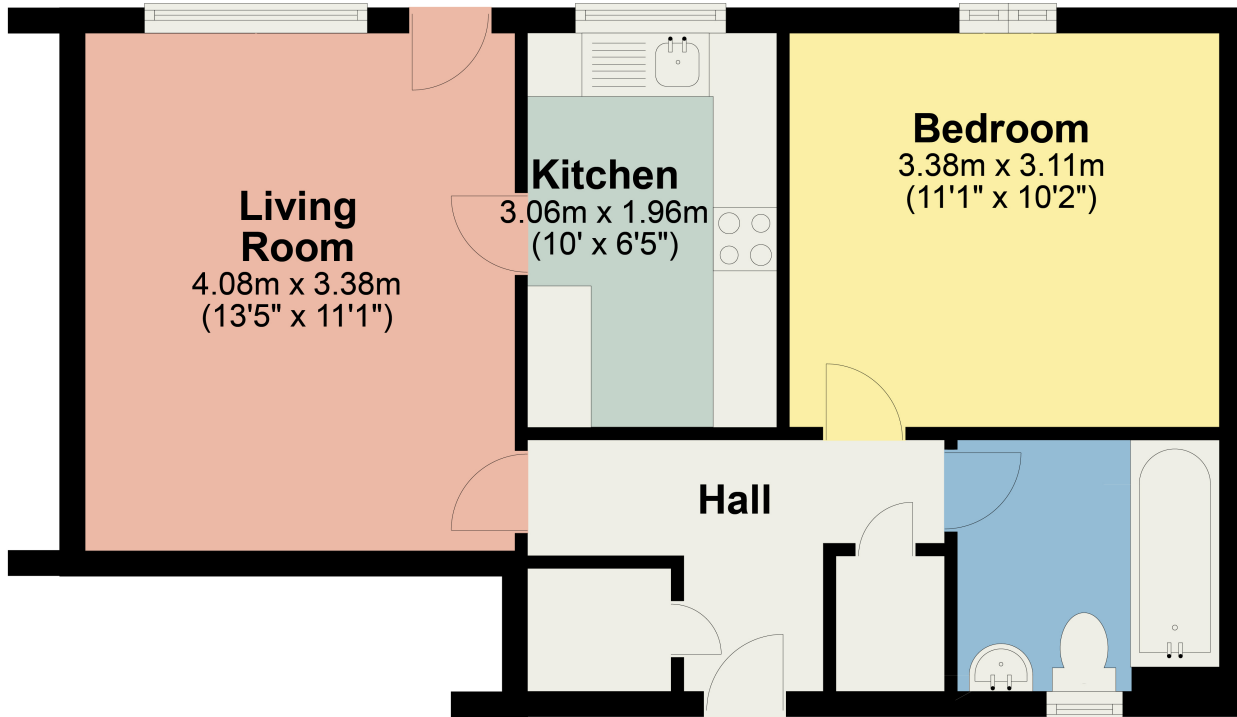
Private Garden



Private Garden



Private Parking Space



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: K6680

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