



57 Blackhall Croft Blackhall Road, Kendal

£65,000



Your Local Estate Agents **Thomson Hayton Winkley**



57 Blackhall Croft Blackhall Road

Kendal

Occupying a central position within the town, Blackhall Croft is an exclusive residential retirement development by McCarthy & Stone specifically catering for those over the age of 60. The modern development is well appointed throughout and combines communal living with individual private apartments with residents benefitting from the use of overnight guest accommodation, a communal lounge and laundry facilities with the peace of mind provided by a residential house manager.

A well presented apartment situated on the fifth floor with far reaching views across the town towards the fells and Kendal Castle. The accommodation briefly comprises an entrance hall with built in airing/storage cupboard, sitting/dining room, fitted kitchen, one double bedroom and a shower room. The apartment benefits from double glazing, electric heating and emergency assistance pull chords.

A security intercom system provides access to the development where there is lift or stair access to all floors.

FIFTH FLOOR

SITTING ROOM

16' 8" x 12' 2" (5.07m x 3.70m)

Both max. Two double glazed windows, storage heater.

KITCHEN

7' 4" x 6' 2" (2.24m x 1.89m)

Both max. Double glazed Velux window, good range of base and wall units, stainless steel sink, integrated oven, electric hob, extractor/filter over, space for fridge and freezer, tiled splashback.

BEDROOM

10' 10" x 9' 11" (3.29m x 3.01m)

Both max. Double glazed Velux window, storage heater, built in wardrobe.

SHOWER ROOM

6' 9" x 6' 0" (2.05m x 1.84m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, walk in shower with thermostatic shower fitment, fully tiled walls, extractor fan.

HALLWAY

10' 2" x 4' 4" (3.10m x 1.33m)

Both max. Built in cupboard housing hot water cylinder, loft access.





OFF ROAD

Parking to the rear of the property

EPC RATING C

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND B

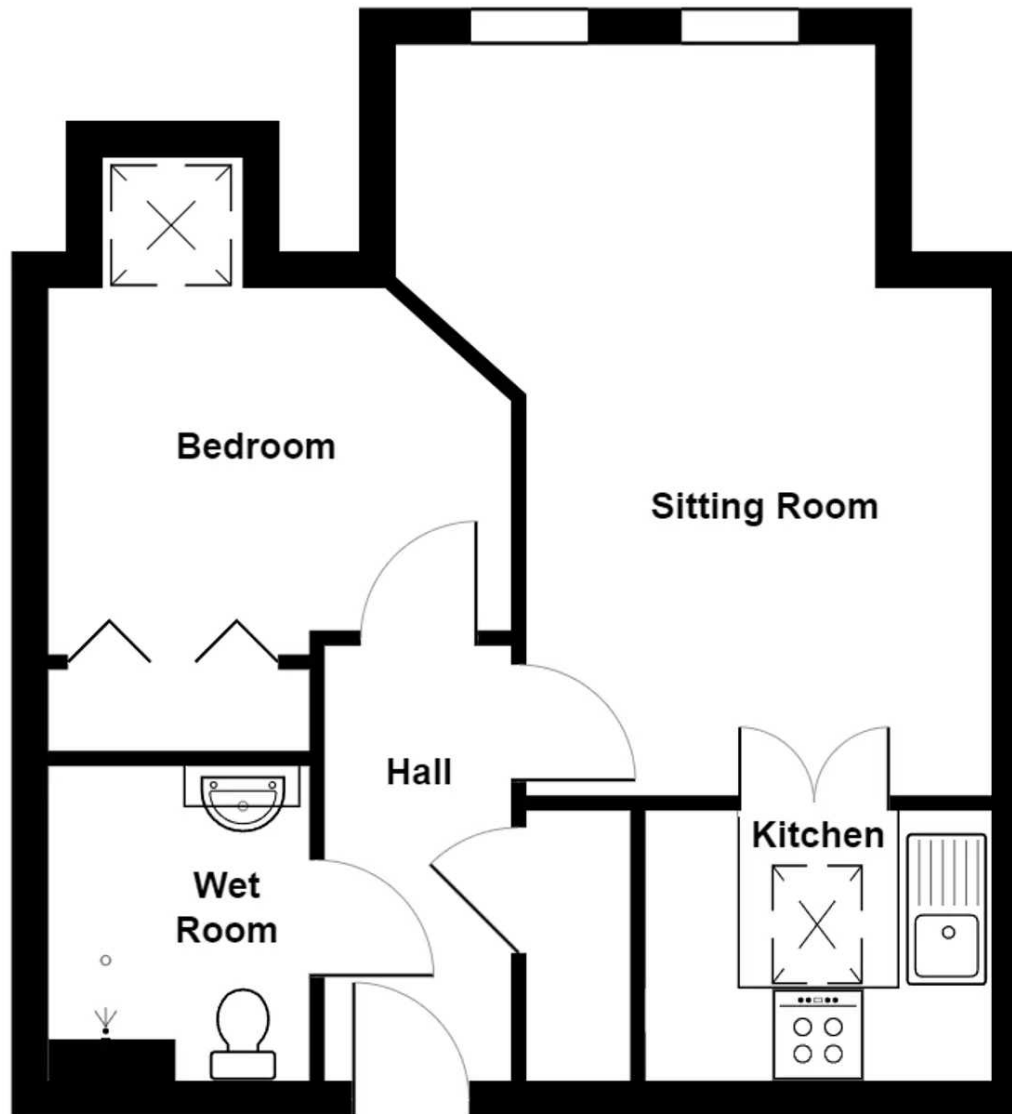
TENURE: LEASEHOLD

DIRECTIONS

From the Kendal office proceed along Sandes Avenue turning right at the traffic lights. Continue along Blackhall road passing the bus station to find Blackhall Croft located on the right.

WHAT3WORDS: froth.audit.pulse





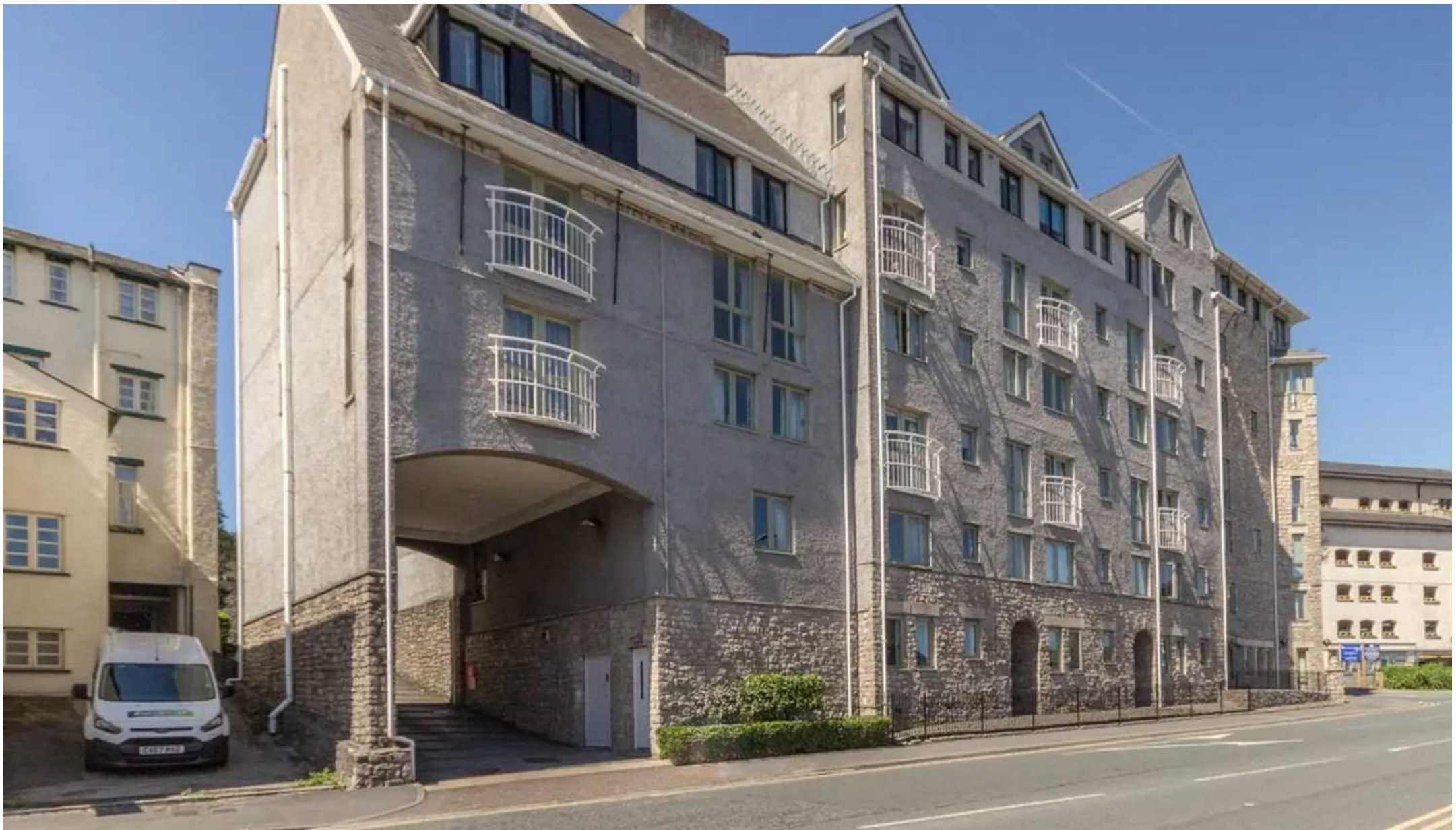
57 Blackhall Croft, Kendal

Total Area: 37.4 m² ... 403 ft²



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





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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



Your Local Estate Agents **Thomson Hayton Winkley**