



## Kendal

£110,000

33 County Mews, Sandes Avenue, Kendal, Cumbria , LA9 4LL

This well presented one bedroom first floor flat, is conveniently situated in County Mews a purpose built and well managed development just off Sandes Avenue close to the town centre. The flat enjoys an easy to manage layout, with open plan living room and kitchen, bedroom and shower room.

A great opportunity for someone looking for their first home or to rent the property out or even to purchase as your own permanent home. With no-upward chain, this represents an excellent prospect to acquire a centrally located property that offers convenience and easy maintenance and has the benefit of an allocated parking space.

### Quick Overview

- First floor flat
- Open plan living room/kitchen
- One bedroom & Shower room
- Allocated parking space
- Double glazing
- Electric storage heating
- Convenient location for town centre
- Ideal first purchase/investment
- No upward chain
- Openreach available in the area



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Open reach  
available



Allocated parking  
For 1 vehicle

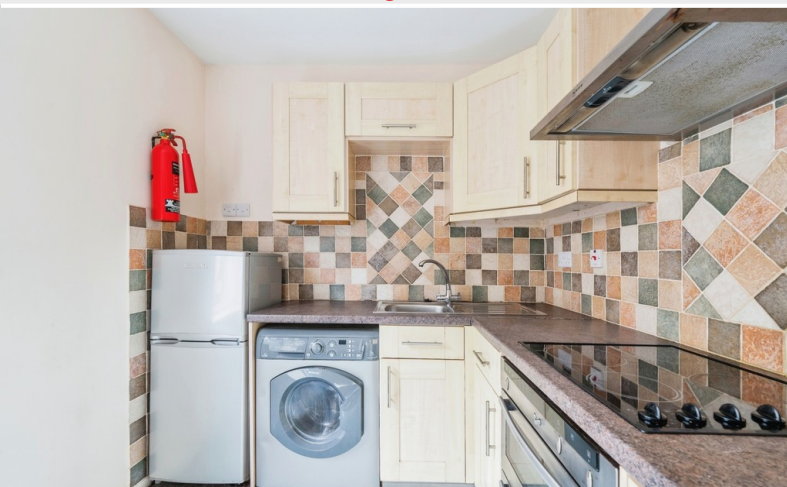
Property Reference: K6801



Lounge area



Lounge area



Kitchen



Kitchen/lounge

**Location:** Entering Kendal from the Windermere Road direction, turn left onto Sandes Avenue and stay in the left hand lane. The entrance to County Mews can be found on your left immediately after Kwikfit. Go under the archway and the block is immediately in front of you

**Property Overview:** A modern one bedroom apartment, located close to Kendal town centre. Enjoying all of the amenities on offer, this property provides a fresh opportunity for a new owner to establish their own home, rental property or bolt hole. An early viewing is highly recommended!

Stepping into the entrance hall with access to the loft space and useful airing cupboard housing the hot water cylinder.

The open plan living/dining kitchen has an aspect to the front. The kitchen is fitted with a range of wall and base units with working surfaces and inset stainless steel sink and drainer. Kitchen appliances includes; a NEFF built in oven with four ring electric hob with extractor over, a washing machine and a fridge freezer.

Through into the bedroom with an aspect to the rear and has the benefit of built in wardrobe with sliding door.

Completing the picture, the shower room has a three piece suite comprising of; wash hand basin, shower cubicle and W.C

To the rear of the property is an allocated parking space.

Accommodation with approximate dimensions:

Ground Floor Communal Entrance

First Floor

Entrance Hall

Open Plan Lounge/Kitchen

15' 2" x 10' 9" (4.63m x 3.28m)

7'2 x 6'9 (2.18m x 2.07m)

Bedroom

10' 8" x 10' 8" (3.27m x 3.26m)

Shower Room

**Tenure** Leasehold - 999 years from April 1st 1989.

Service charge - £1,200.00 per annum

Ground Rent - £1.00 per annum

**Services** Mains drainage, mains water and mains electricity.

**Council Tax** Westmorland and Furness Council Tax - Band B

**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** ///amused.dart.races



Bathroom



Bedroom

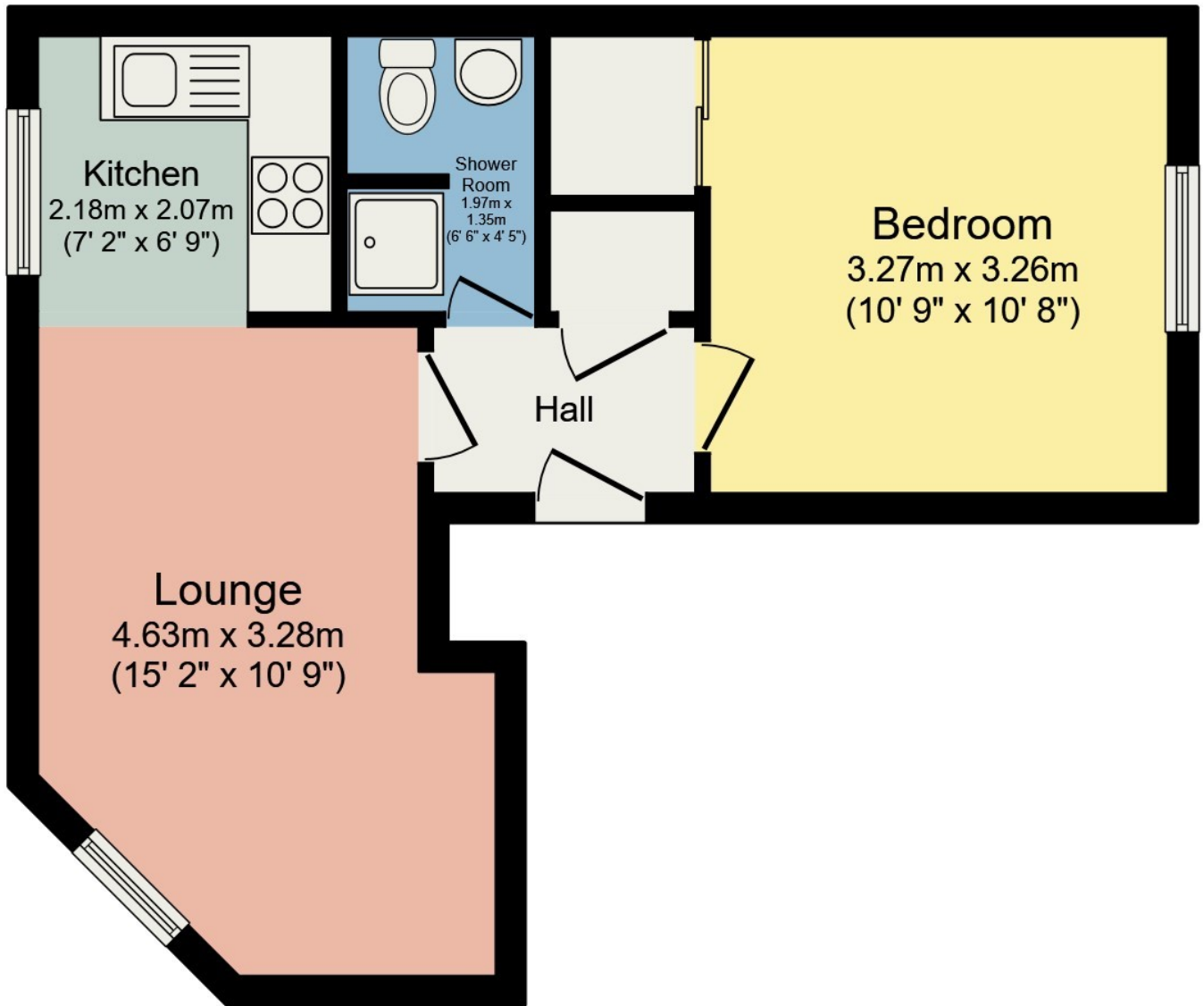


Bedroom



Front elevation

County Mews, Sandes Avenue, Kendal



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