



## Kirkby Lonsdale

£205,000

8 Eaveslea , New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

8 Eaveslea is a first floor apartment within the sought after retirement development for over 55's in the heart of Kirkby Lonsdale. Being well-presented throughout, the property is surrounded by well-maintained communal gardens with uninterrupted views to the Casterton Fells beyond. Neutrally decorated throughout, the accommodation is light and bright and comprises a generous living/dining room, kitchen, two bedrooms and a bathroom. There are electric storage heaters, warden call cords and double-glazing throughout.

There is easy access to private parking and all local amenities are right on the doorstep. Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row, hosting an array of independent shops, cafes and amenities including Booths supermarket and the doctor's surgery. There is also a Bowling and Cricket Club, and St Mary's Church is only a short walk away. There are also two dentists and a pharmacy.



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Broadband  
Available



Off Road  
Parking

### Quick Overview

First Floor Purpose-Built Apartment  
Two Bedrooms & One Bathroom  
Set within the Heart of the Market Town of  
Kirkby Lonsdale  
Close to all Local Amenities  
Generous Living/Dining Room & Fitted  
Kitchen  
Well-Maintained Communal Gardens  
Uninterrupted Views to the Casterton Fells  
beyond  
No Onward Chain  
Off Road Parking

Property Reference: KL3545



Hallway



Living Room



Living Room



Kitchen

## Property Overview

On entrance to the property, step into the communal entrance hall and ascend the stairs to the first floor, with number 8 located on the left. Follow the door into the private entrance hall where there are two storage cupboards, one ideal for storing coats and shoes and the other an ideal airing cupboard.

Follow the hallway into the generous living/dining room where there is ample space for a dining table. Being neutrally decorated with traditional coving to ceiling, this room presents the scope to add your own personal touch. Patio doors open onto the balcony with uninterrupted views to the Casterton Fells, making this the ideal spot to enjoy a morning coffee or a good book. Adjoining the living room is the fitted kitchen with wall and base units, complementary worktop, stainless steel sink with mixer tap over and tiled splash back. There is also a four ring electric hob, integrated fridge, oven and space for an under counter washing machine/dryer or dishwasher.

The main bedroom has a front aspect window with superb views of the fells beyond and ample space for a double bed and additional furniture to suit. Bedroom two is a single room with a side aspect window. Both are light and bright spaces with neutral decoration throughout, ready and waiting for a new buyer to make their own.

Finally, the three-piece bathroom suite comprises a corner shower unit, W.C. and hand wash-basin with a built-in vanity unit. There is also a heated ladder towel radiator and complementary part-tiled walls.

Externally, the Eaveslea development offers well maintained, mature and well planted communal gardens with lit pathways and benches, as well as off road parking.

**Accommodation with approximate dimensions:**

**Kitchen** 8' 8" x 6' 5" (2.64m x 1.96m)

**Living/Dining Room** 18' 9" x 12' 0" (5.72m x 3.66m)

**Bedroom One** 11' 6" x 11' 1" (3.51m x 3.38m)

**Bedroom Two** 8' 11" x 8' 3" (2.72m x 2.51m)

**Parking**

Private off road parking.

**Services**

Mains water, drainage and electricity.

**Council Tax**

Westmorland and Furness Council. Band C.

**Tenure**

Leasehold from 1st May 1988 for 150 years.

Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge of approximately £193.80 per month. No pets without prior written consent. Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020

**What3Words Location & Directions**

///simple.graceful.unlimited

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Bedroom One



Bedroom Two



Shower Room

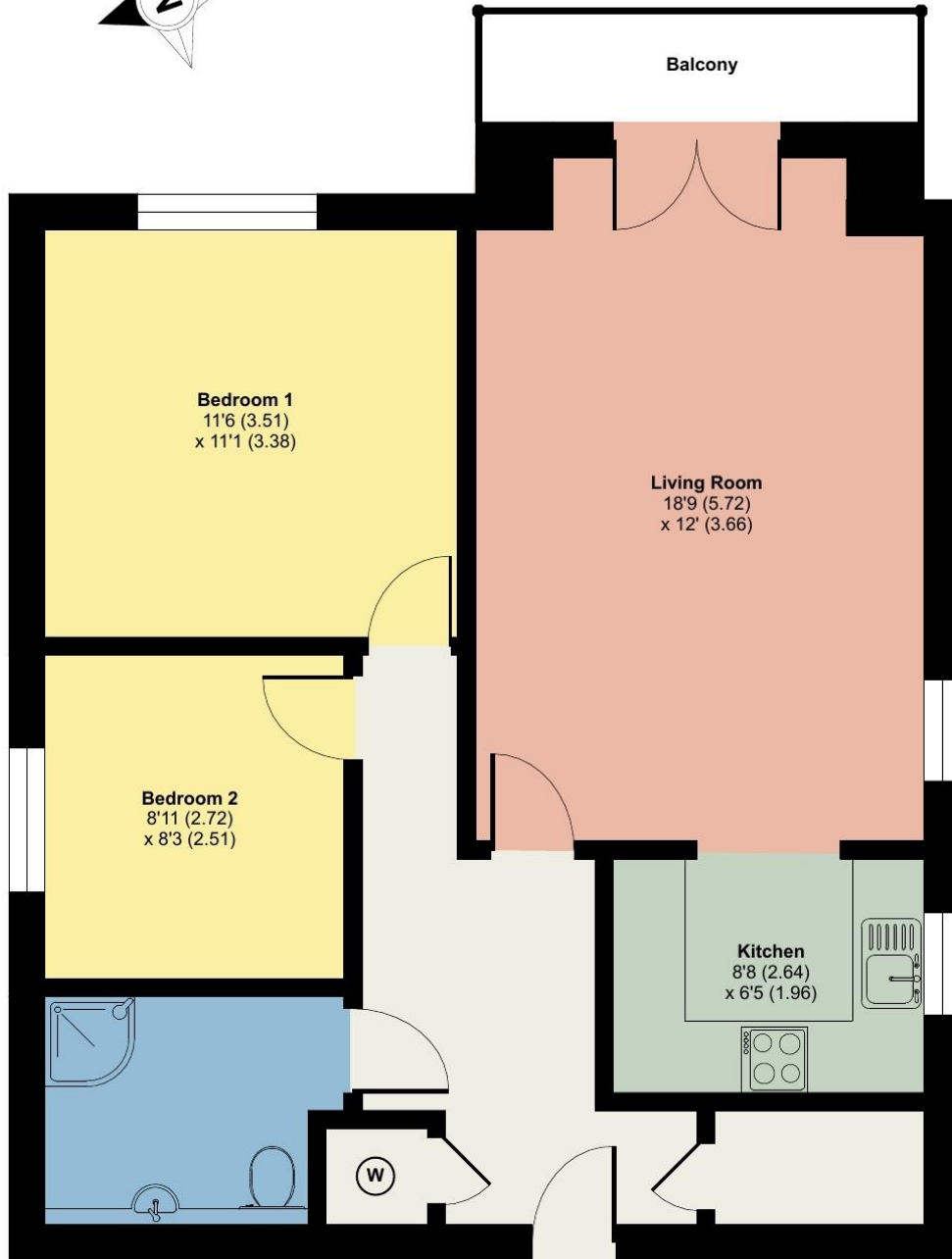


Views

# Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1164296

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