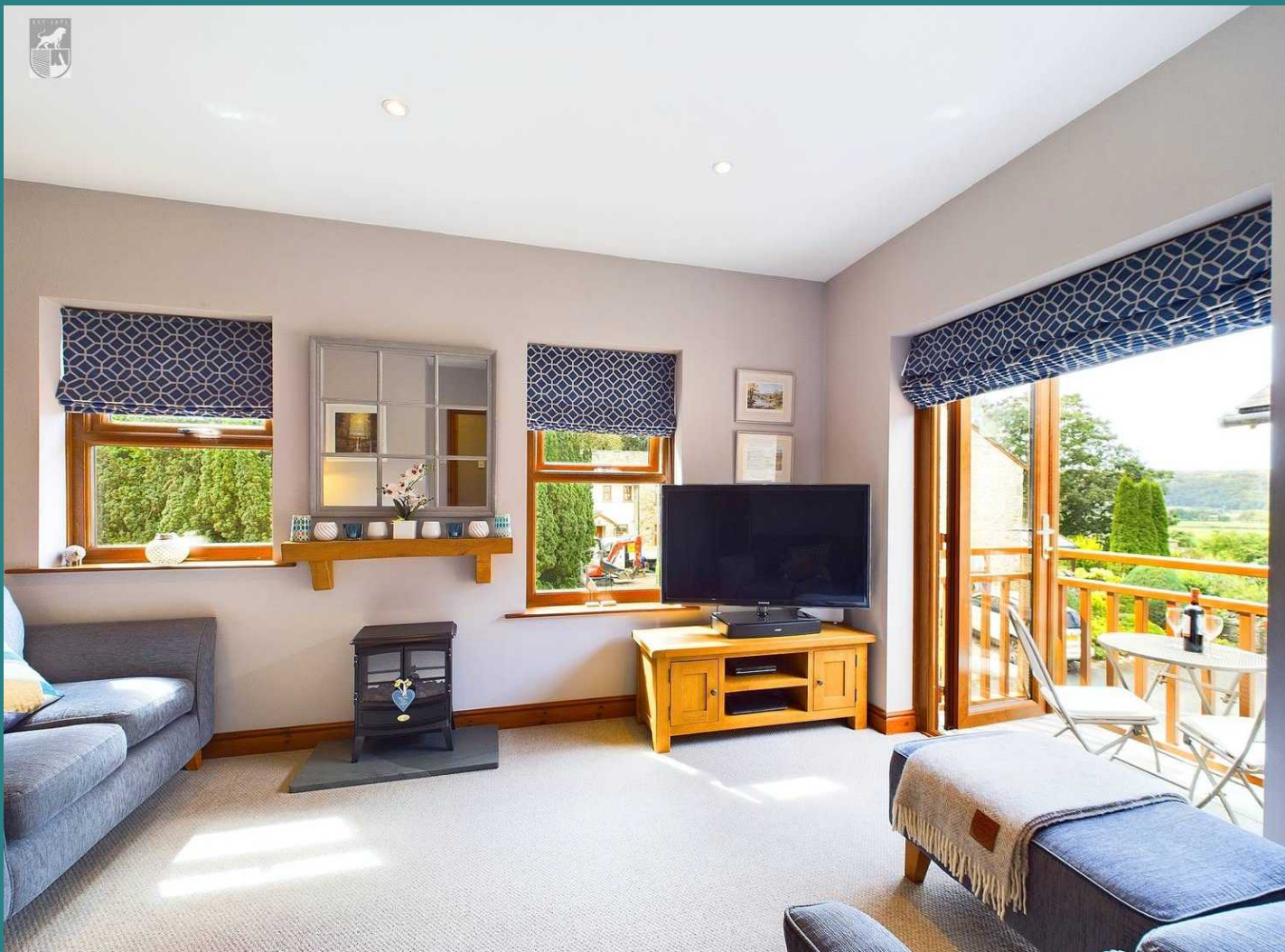




8 Beathwaite Gardens, Levens
£230,000





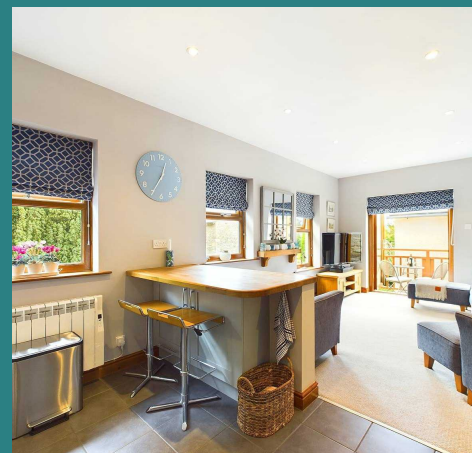
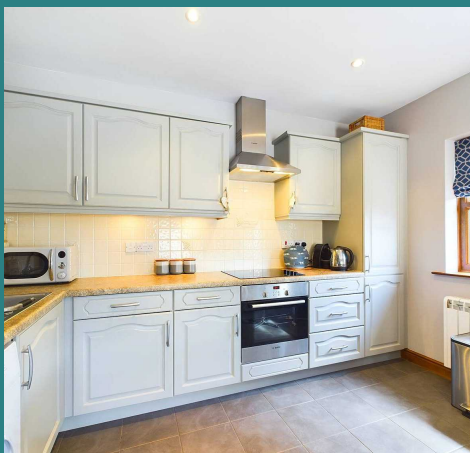
8 Beathwaite Gardens

Levens

Occupying a prime position, this exquisite 2-bedroom first-floor luxury apartment offers a sophisticated modern living experience. Upon entering, the property boasts a light and airy open-plan living space, complemented by a balcony providing far-reaching views, perfect for morning coffees or evening sunsets. The apartment features two well-appointed bedrooms, and the modern, high-standard bathroom adds a touch of luxury. Nestled within the heart of the development, residents can enjoy the tranquility of the communal gardens, providing a serene escape from the hustle and bustle of daily life.

Outside, the property boasts attractive communal gardens with a lawn, a rose garden, a barbecue, and seating areas, ideal for hosting gatherings with friends and family. Parking is hassle-free with a non-allocated space available, ensuring residents can return home with ease and convenience after a busy day. Experience a harmonious blend of comfort, style, and convenience in this exceptional apartment.

Located within a central village location in Levens, this apartment is within easy walking distance to the village shop, post office, school, churches, and pub, and has easy transport links to the M6 and Oxenholme train station. Offered for sale with no chain.



Entering Levens from Milnthorpe, continue past the primary school and village shop on your left-hand side. Keep left at the junction and proceed to the crossroads. Continue straight over past the village hall on the right and take the first left hand turn into Beathwaite Gardens, continue to the property which is located on your left-hand side.

Council Tax band: C

Tenure: Leasehold

ENTRANCE TO THE APARTMENT

Walk through the archway to the rear of the building, then up the stone steps to the shared timber entrance door with decorative glazed panels. This door opens to the communal entrance hall.

COMMUNAL ENTRANCE HALL

The communal entrance hall has dual-aspect double-glazed timber windows and steps to the entrance door to No. 8 and a door to the neighbouring apartment.

HALL

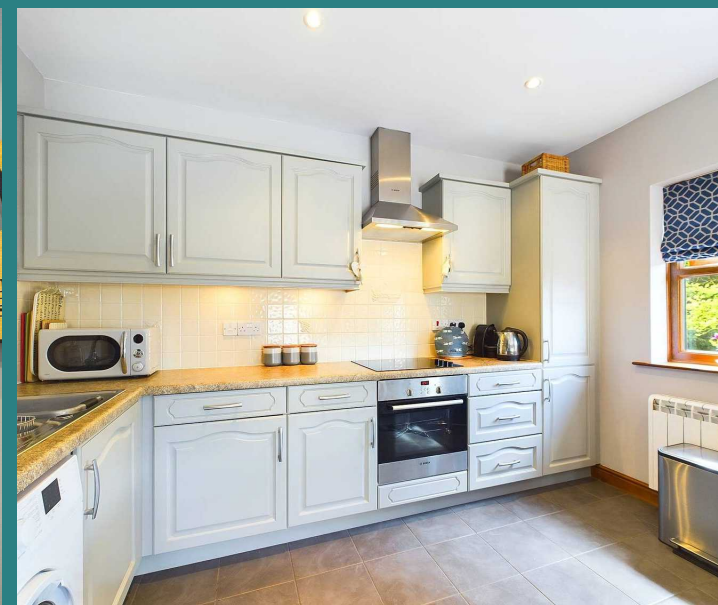
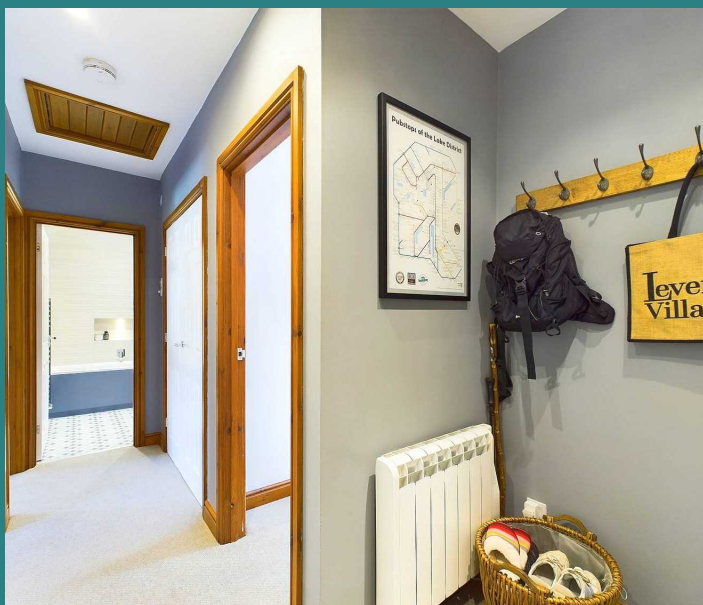
3' 1" x 14' 2" (0.94m x 4.32m)

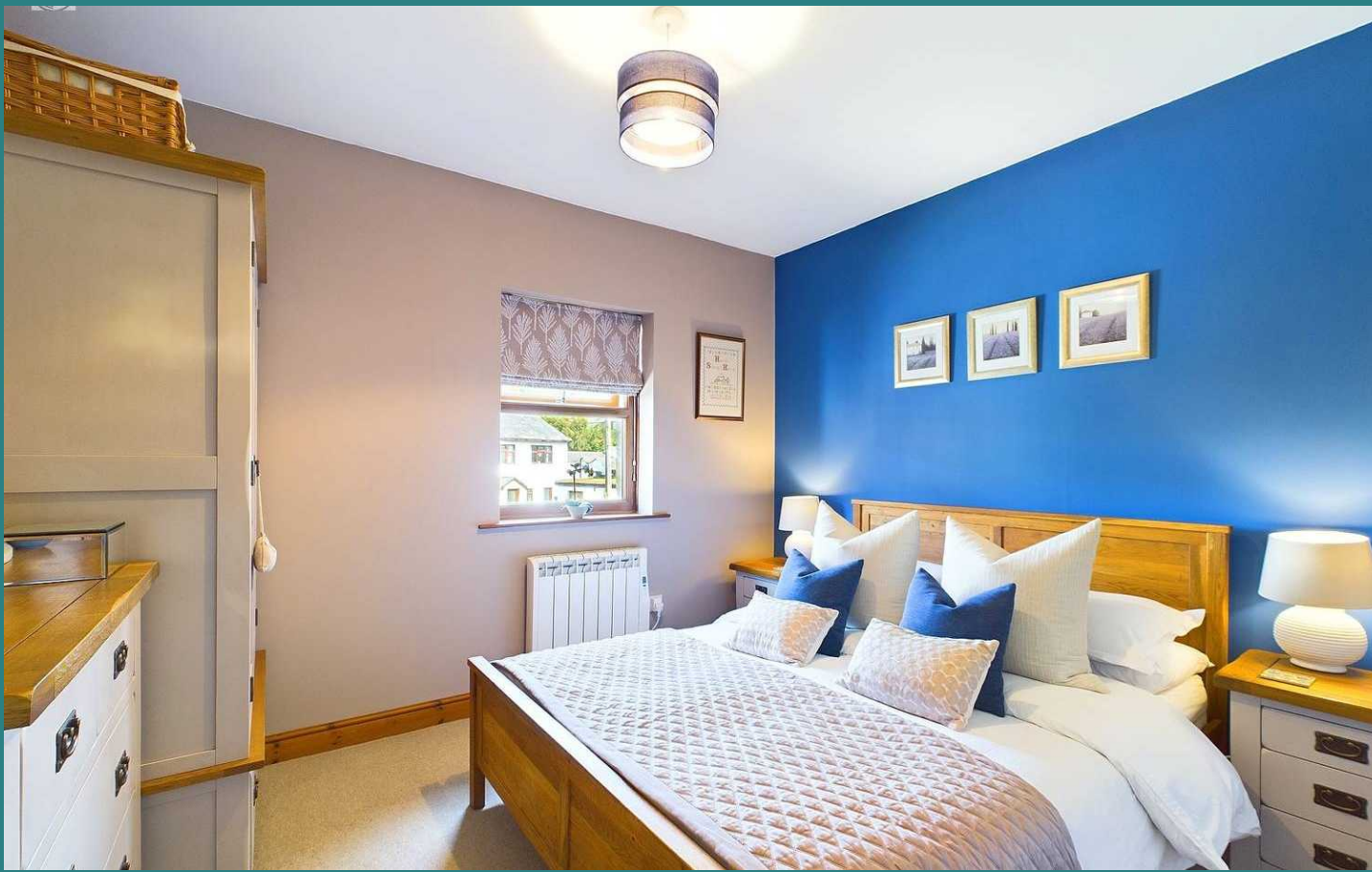
The 'L'-shaped hall has doors opening to the living room, the two bedrooms, and the bathroom. There are double doors opening to the airing cupboard housing the hot water cylinder and storage shelving, an electric panel heater, and an access hatch with ladder to the boarded and insulated loft space.

OPEN PLAN LIVING ROOM/KITCHEN

11' 6" x 22' 1" (3.51m x 6.73m)

The living room has double uPVC-glazed patio doors opening to the balcony, two uPVC-double-glazed windows to the side, and an electric panel heater. The kitchen has a range of fitted storage units with a complementary worktop, a 1 1/2-bowl stainless steel sink, space for an upright fridge or freezer, space with plumbing for a washing machine, an integrated oven, a hob, and an extractor hood. There is a uPVC double-glazed window to the side, an electric panel heater, and a breakfast bar incorporating storage units.





BEDROOM ONE

9' 9" x 11' 3" (2.97m x 3.43m)

This double bedroom has an electric panel heater and a uPVC double-glazed window.

BEDROOM TWO

9' 10" x 10' 9" (3.00m x 3.28m)

This second double bedroom also has an electric panel heater and a uPVC double-glazed window to the rear.

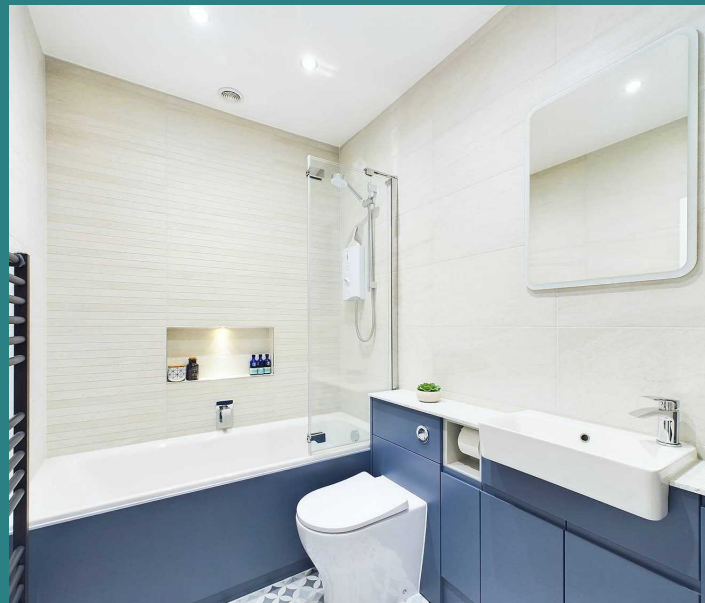
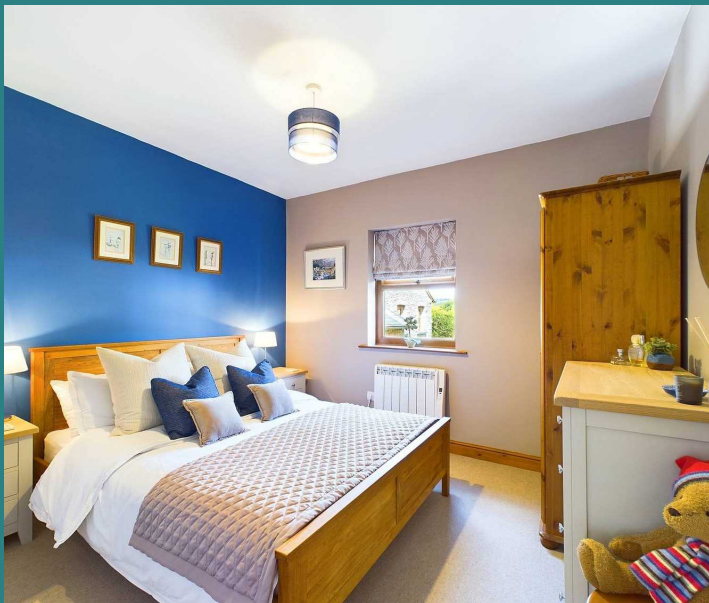
BATHROOM

5' 5" x 7' 4" (1.65m x 2.24m)

The contemporary suite, within a fully tiled bathroom comprises a panel bath, with recessed shelving, a modern electric shower over and foldable glass screen. A vanity unit incorporating a wash hand basin with an illuminated wall mirror, a hidden cistern w.c., and ample storage. There is also a wall-mounted ladder radiator, dimmable lighting and extractor.

COMMUNAL GARDEN

To the front is a communal garden and pathway to the entrance door, to the side aspect is a communal drying area, electricity meter cupboard and bin store. The communal garden offers far reaching views and has a permanent stone built barbeque, lawn and decorative gravel surrounded by established planting and flower beds. The parking spaces are non-allocated.



SERVICES: electricity, mains water and drainage, water meter, electric heating, broadband (Cable, B4RN)

The owners share ownership of the freehold

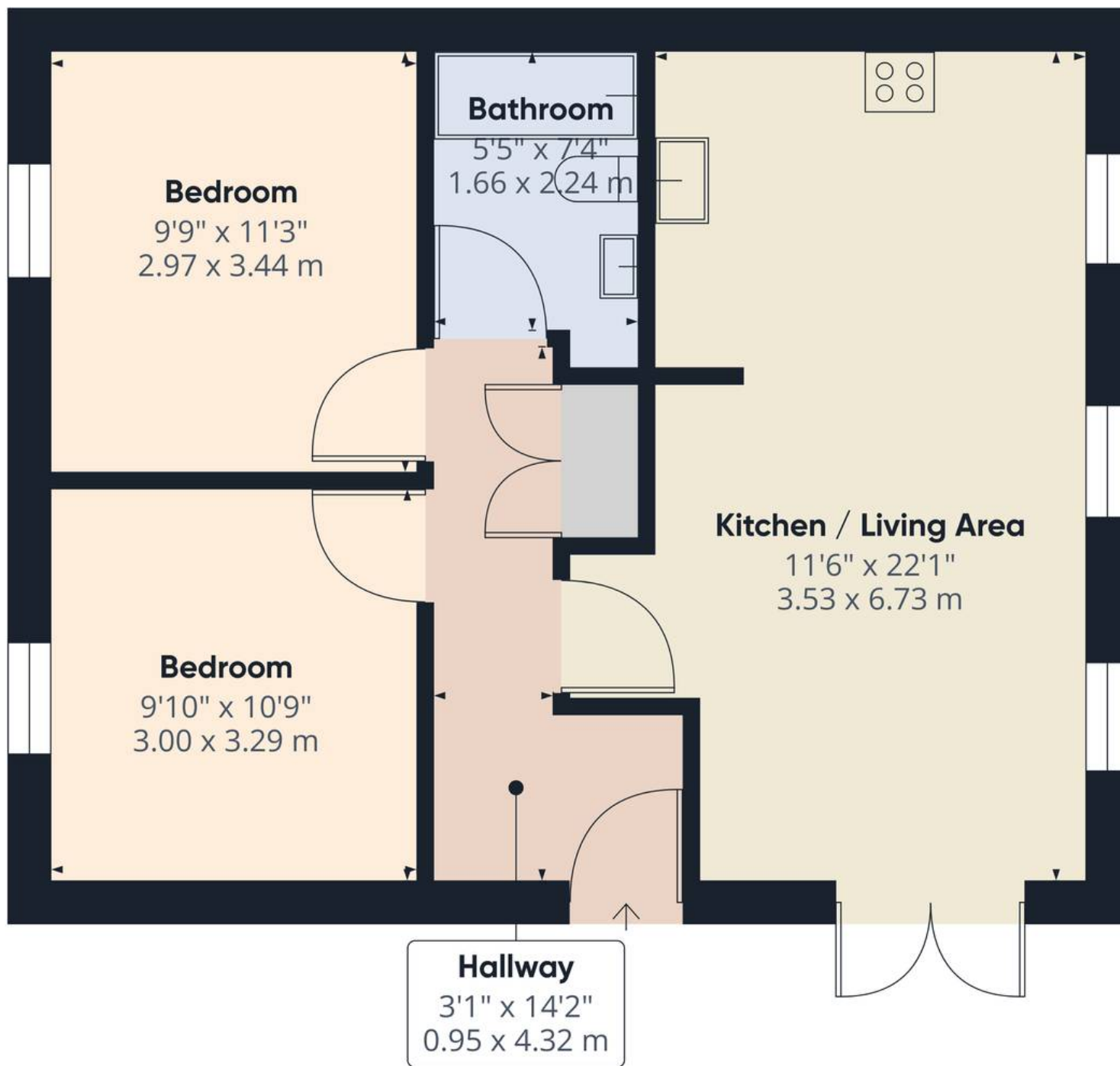
TENURE: 999 years from 1st January 1996

The owners share ownership of the freehold

SERVICE CHARGE: £1,100 per year

Private residence only, no holiday lets permitted

No pets that may cause annoyance permitted



Approximate total area⁽¹⁾

582.54 ft²

54.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.