



# Kendal

**£135,000**

43 Blackhall Croft, Kendal, LA9 4UU

A superb fourth floor apartment purpose built for the over 60's (if a couple, one may be 55) ideal for permanent living and making Kendal an ideal base for exploring the Lakes. Blackhall Croft is situated within easy walking of the town centre and all its amenities with the railway and bus stations on the doorstep.

The apartment enjoys a well-balanced layout with two double bedrooms, one with a dressing area, a shower room and a splendid living/dining room with a separate fitted kitchen. The development offers a range of facilities including a communal laundry room and residents lounge - an early appointment to view is highly recommended.

## Quick Overview

Purpose built retirement apartment

Fourth floor

Two double bedrooms

Spacious living/dining room

Fitted Kitchen

Excellent facilities

Convenient location close to town centre

Openreach Broadband



2



1



1



TBC



Openreach  
available



Visitors spaces  
available

Property Reference: K6973





Living Room



Living Room



Kitchen



Bedroom 1

**Property Overview:** Blackhall Croft was constructed by McCarthy & Stone (Developments) Ltd and comprises 59 properties arranged over 7 floors served by a lift. There is a resident House Manager along with 24 hour emergency call system. Being located a stones throw away from Kendal Town Centre and all the amenities the town holds such as The Brewery Arts Centre, riverside and Castle walks and transport links are close by, including Kendal bus and train station and mainline Oxenholme station for links to Euston and Glasgow and the M6 motorway, whilst being a short distance from the stunning natural beauty of the Lake District National Park.

As you step into the flat, you are greeted by a generously sized living room. The centrepiece of this inviting space is a charming fireplace, perfect for cosy evenings and adding a touch of warmth and character. The living room also boasts a Juliet balcony, inviting you to enjoy fresh air, making it an ideal spot for morning coffee or evening relaxation.

The fitted kitchen is a bright space, equipped with integrated appliances such as a oven, 4 ring electric hob and a sink with drainer, this kitchen provides both functionality having wall and base units and style, ensuring every meal is a pleasure to create. Additionally, the flat includes a cloakroom, adding convenience for you and your guests.

The flat features two well-proportioned bedrooms, one boasting a built in dressing area. The thoughtful layout ensures privacy and comfort. There is also a shower room comprising of a wc, walk in shower and vanity wash basin.

All residents within Blackhall Croft have the use of a laundry room with 'Meile' washing machines, tumble dryers and ironing facilities. Also, for the enjoyment of the residents is the communal lounge where many social activities take place including coffee and tea mornings and monthly social evenings and there is even a guest suite for visitors.

Located in a desirable area, this flat not only offers a comfortable living space but also provides easy access to local amenities, shops, and transport links. Don't miss the chance to make this charming flat your new home. Contact us today to arrange a viewing!



**Accommodation (with approximate dimensions):**

**Entrance Hall**

**Cloakroom** Having a boiler.

**Living/Dining Room**

27' 2" x 10' 9" (8.30m x 3.30m)

**Kitchen**

7' 6" x 7' 4" (2.31m x 2.25m)

**Bedroom 1**

15' 5" x 9' 2" (4.70m x 2.80m)

**Bedroom 2**

15' 5" x 9' 6" (4.70m x 2.90m)

**Shower Room**

**Parking:** There is visitors parking available.

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

**Tenure:** Leasehold- held on the balance of 125 year lease from July 2002.

**Service Charge** - The service charge for 2024/2025 is currently £4729.84- paid in two half yearly instalments to include buildings insurance, communal maintenance including window cleaning, improvements, the laundry, building insurance, house manager, Careline facility, lift and security to front and back doors.

**Ground Rent** - £410 per annum paid half yearly in two instalments of £205.00.

**Council Tax:** Westmorland and Furness Council - Band C.

**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.

**Owners thoughts:** "This is a light bright place to live with a pleasant rear outlook"



Bedroom 1



Bedroom 2



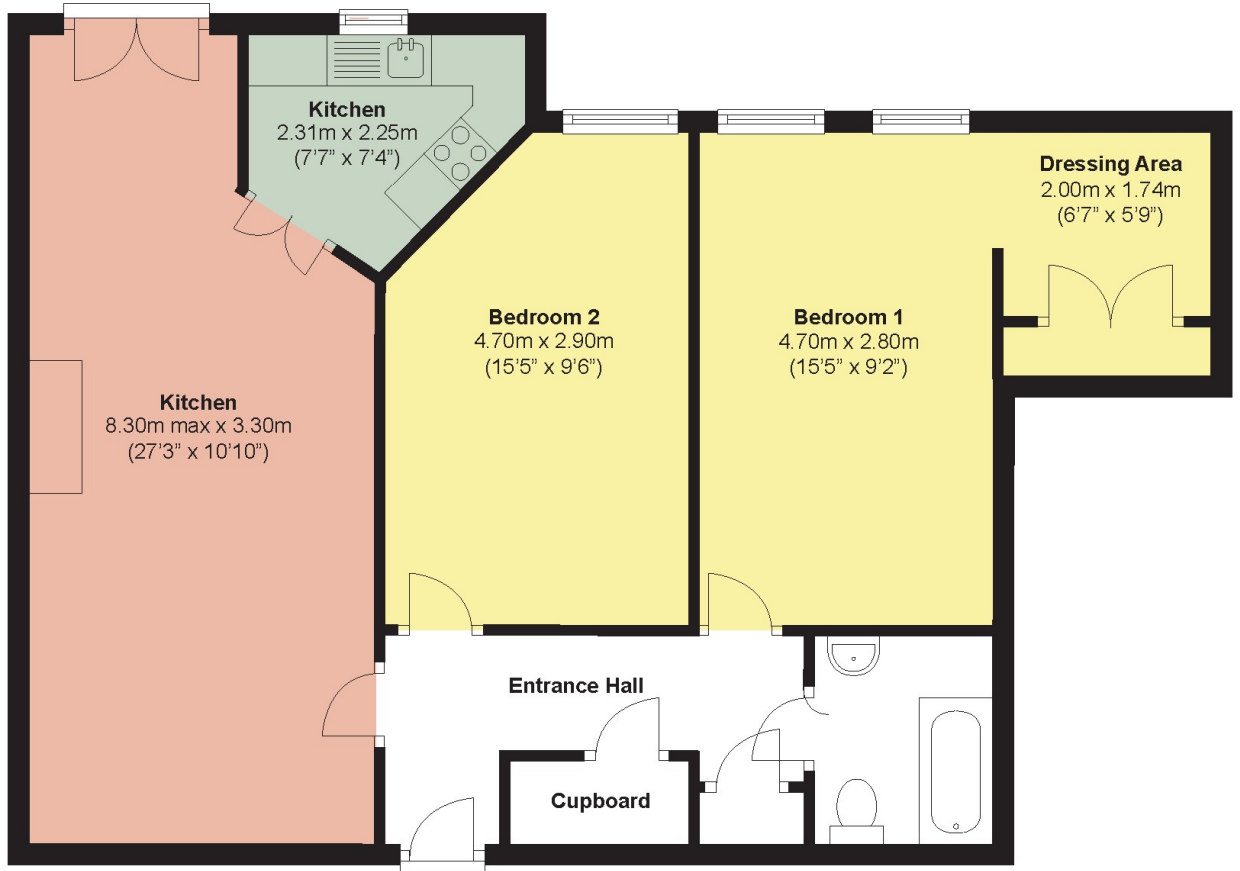
Rear view



External areas

# Ground Floor

Approx 72.6 sq. metres (781 sq. feet)



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