



Oxenholme

£150,000

15a Bleaswood Road, Oxenholme, Kendal, LA9 7EY

Positioned at the head of a cul de sac and conveniently located within walking distance of Oxenholme train station, 15a Bleaswood Road offers a 2 double bedroom first floor apartment with the added benefits of a rear garden and a allocated parking space. The apartment is well proportioned and offers a spacious living room, fitted kitchen, two double bedrooms and a bathroom. No upward chain!

Appealing to first-time buyers, couples and investors, or anyone looking to be near Oxenholme Lake District train station or access to the M6 motorway.

Quick Overview

First Floor Apartment
 2 Double Bedrooms
 Fitted Kitchen
 Spacious Lounge
 Cul de Sac Position
 Designated Parking
 Rear Garden
 Southern Fringes of Town
 Great transport Links to M6 and Mainline Train Service
 Ultrafast Broadband Available



2



1



1



TBC



Ultrafast available



Designated Parking

Property Reference: K6987



Living Room



Living Room



Kitchen



Kitchen

Oxenholme is a quaint village located just a few miles from the bustling market town of Kendal, in the heart of Cumbria. Known for its picturesque surroundings and friendly community, Oxenholme offers a peaceful retreat while still providing easy access to modern amenities. The village is particularly well-connected, boasting a mainline railway station that offers direct services to London (Euston), Manchester and Glasgow, making it an ideal location for commuters. Easy access to the M6 motorway J36 can be had by following the A65 that runs out of the village, or you can take the A684 to J37 if heading northbound

Upon entering through the private front door, you step into a communal hall with stairs to the first floor providing access into a bright and airy living room with a double glazed window with an open aspect to the front. The room includes a feature wall mounted electric fire along with a useful storage cupboard, wood effect flooring and security entry phone.

The breakfast kitchen has aspect to the rear and is fitted with a range of wooden wall and base units with complementary worksurfaces incorporating a single drainer stainless steel bowl & ½ sink unit and part tiled walls. A range of kitchen appliances include; built in oven with four ring gas hob with extractor over, recess for washing machine and fridge. Wall mounted gas boiler.

Bedroom one is a spacious double with an aspect to the front, whilst bedroom two is also generously sized with a view to the rear.

To complete the interior space is the bathroom, which comprises a three-piece suite including; a panelled bath with chrome shower over, pedestal wash hand basin and WC. The space is enhanced by part-tiled walls and floor, a heated towel rail and a window. There is a usefully sized storage cupboard and extractor.

Heading outside, the property benefits from an easily managed rear rockery garden which offers scope to create an area for relaxation. Additionally, there is an allocated parking space conveniently located in the car park opposite the block of garages.

Accommodation with approximate dimensions:

Ground Floor Secure shared entrance hall.

First Floor Entrance

Living Room 15' 5" x 10' 9" (4.70m x 3.30m)

Fitted Kitchen 9' 10" x 7' 6" (3.00m x 2.30m)

Bedroom One 12' 1" x 9' 10" (3.70m x 3.00m)

Bedroom Two 10' 9" x 6' 6" (3.30m x 2.00m)

Bathroom

Parking Allocated parking space for one vehicle

Services Mains water, mains electric, mains drainage and mains gas.

Council Tax Westmorland & Furness Council - Band B

Tenure Leasehold - Held on the balance of a 999-year lease from 1984

Service Charge - the current charge for 2024 is £65.00 payable monthly in advance.

The property is managed by an owner managed Management Company, giving the owners freedom to set their own agenda with respect to maintenance and upkeep activities.

What3Words Location & Directions: [///ledge.smoke.menu](https://www.ledge.smoke.menu)

The property can be found by leaving Kendal on the Burton Road towards the hospital and turning left into the Village. Take the second right onto Bleaswood Road, then first left, follow the road along and number 15A is then found in the block of apartments facing you at head of the cul de sac.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewing Strictly by appointment with Hackney & Leigh Kendal Office

Thoughts from the owner The apartment is ideally situated at the gateway of two National Parks, areas of natural outstanding beauty, and the popular Kendal town. Ready to be a home and a place to belong

Disclaimer

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/08/2024.

Money Laundering Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



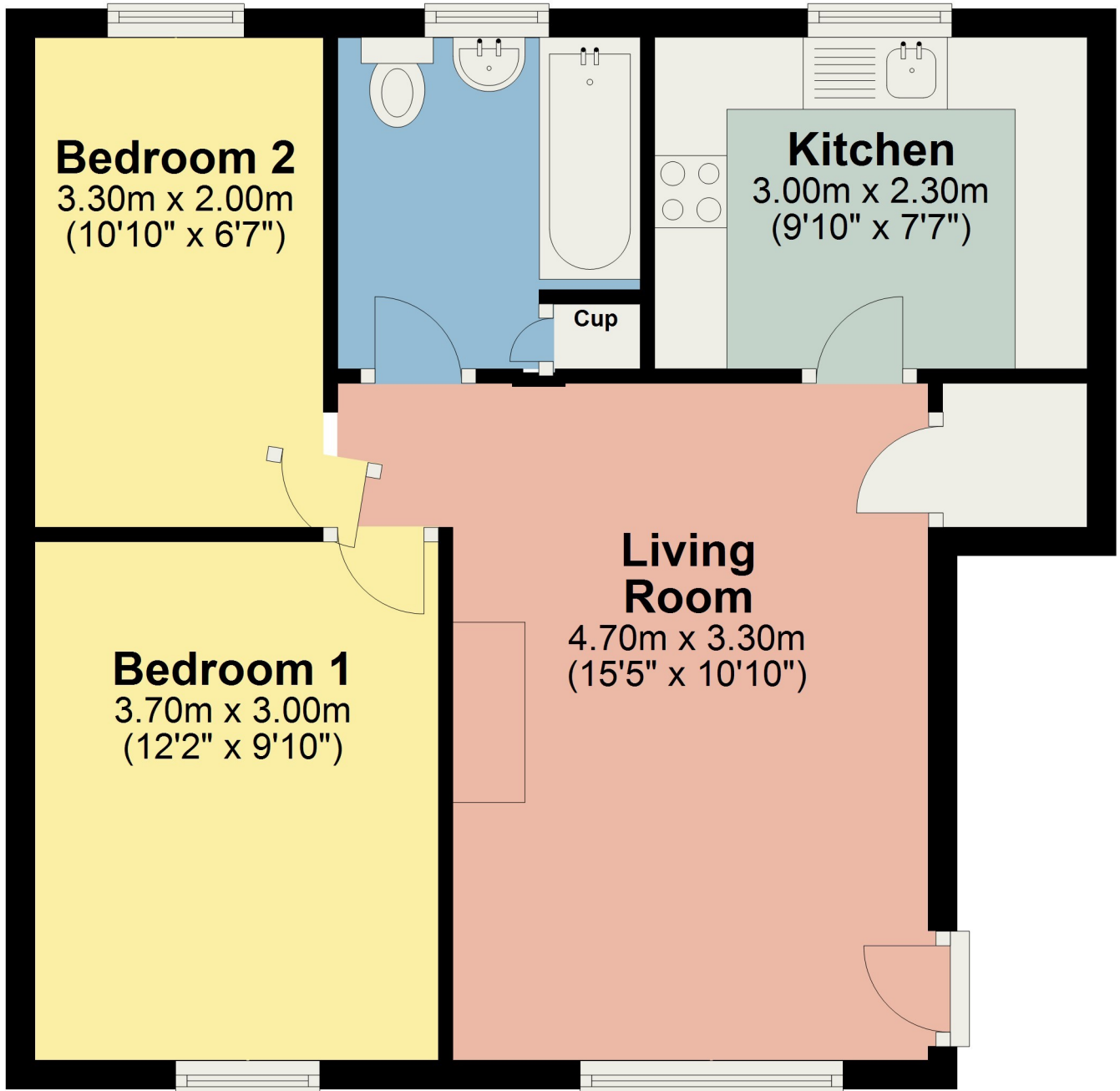
Rear garden space



Parking Area

Ground Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



A thought from the owners...

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