



Levens

£97,500

10 Nethercroft, Levens, Kendal, LA8 8LU

Offered for sale at 53% of its market value, 10 Nethercroft is a well-presented one-bedroom second floor apartment located in a quiet development within the charming village of Levens. The property is available for the interest of local applicants. Levens, situated on the edge of South Lakeland, benefits from easy access to the M6 motorway and surrounding road networks. The village enjoys a thriving community and offers local amenities such as a traditional village store, church, inn, village hall and primary school. It also provides convenient access to the market towns of Kendal and Milnthorpe.

Quick Overview

Well present third floor apartment
Offered for sale at 53% of its market value
Local occupancy clause applies
Open plan living
Double bedroom
Bathroom
Allocated parking space
Village location
Early viewing recommended!
Ultrafast broadband speed*



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Ultrafast



Allocated
parking

Property Reference: K7169



Open plan living area



Fitted Kitchen



Open plan living area



Bedroom

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Upon entering the property, you are welcomed into a private entrance hall with a telephone entry system, giving access to the living area, bathroom and bedroom. The open-plan living area features a comfortable living room with a window, which leads into the kitchen. The kitchen is fitted with a range of wall and base units, complemented by work surfaces with an inset sink and drainer. The walls are part-tiled and there is space for a slot-in oven and extractor, as well as plumbing for a washing machine. A useful storage cupboard and wall-mounted gas boiler are also included.

The bedroom is a double room, benefiting from a window that offers views across the Lyth Valley, along with a built-in wardrobe for added storage.

The bathroom is equipped with a three-piece suite, including a panel bath, WC and wash hand basin. Finished with part-tiled walls, a window and radiator.

The property comes with an allocated parking space, communal drying area and a communal storage cupboard on the ground floor.

This is an excellent opportunity for a first-time buyer or anyone looking to get onto the property ladder. Don't miss out-call now for more details!

Accommodation with approximate dimensions:

Ground Floor

Communal Entrance

Third Floor

Private Entrance Hall

Open Plan living room and kitchen

19' 9" x 12' 4" (6.02m x 3.76m)

Bedroom One

13' 7" x 9' 10" (4.16m x 3.00m)

Bathroom

Parking: Allocated parking space.

Property Information:

Tenure: Leasehold: Held on a balance of 999 years from 1st January 2005

Ground Rent: Peppercorn

Service Charge: £820 annually including buildings insurance

Request a Viewing Online or Call 01539 729711

Restrictions: No buy-to-let, holiday lets or second home permitted. Local Occupancy Clause applies.

Council Tax: Westmorland and Furness Council - Band A.

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

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

What3Words & Directions: [///upgrading.fulfilled.worthy](https://www.what3words.com/upgrade/fulfilled/worthy)

On entering Levens from the A590 you will see the Hare & Hounds on your right hand side and Lowgate is the road which passes in front. Proceed up the hill and the entrance to Nethercroft is then on your left hand side. Turn into the development and follow the road upwards. Number 10 can be found in the building on the right-hand side, towards the car park.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti 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).



Bathroom



views from bedroom



Allocated parking space

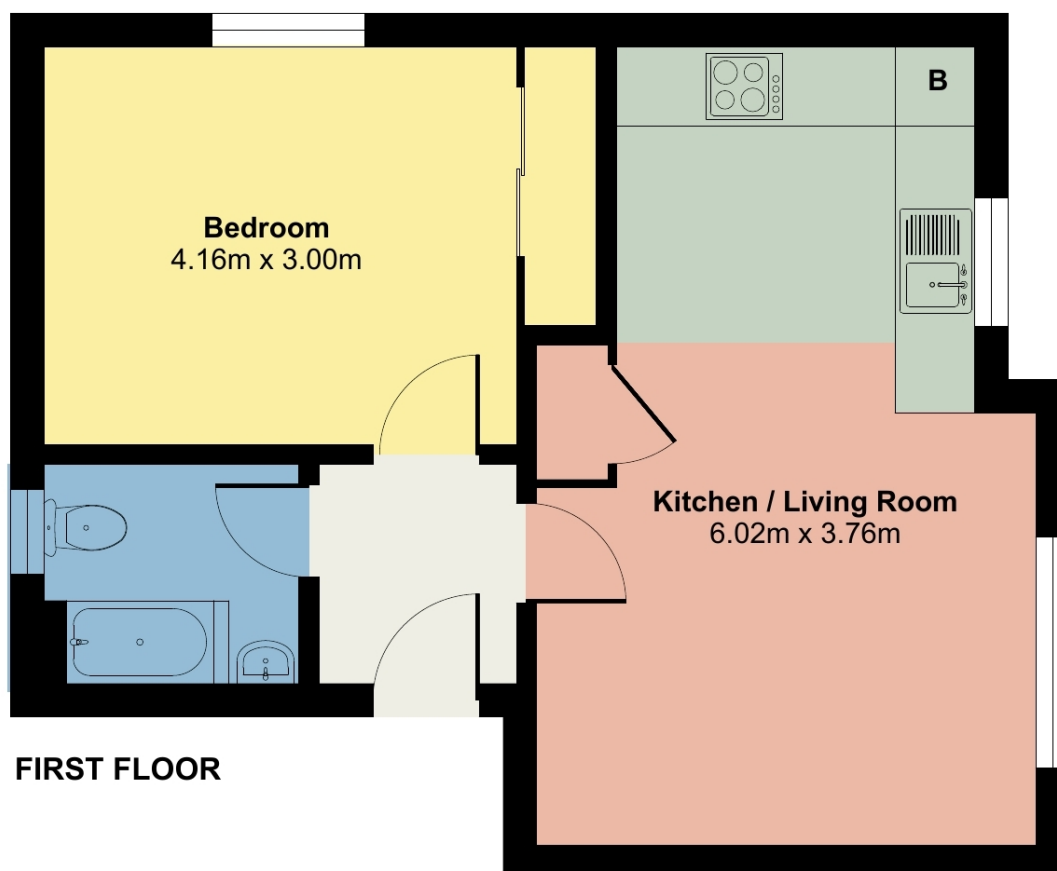



Communal drying area

Nethercroft, Levens, Kendal, LA8

Approximate Area = 422 sq ft / 39.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1348135

A thought from the owners... "It's a lovely property, has been well kept and loved for in the quiet and peaceful village of Levens"

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 08/09/2025.

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