



**HACKNEY  
& LEIGH**  
Sales



## Kendal

**£210,000**

512 Sand Aire House

Stramongate

Kendal





Cumbria

LA9 4UA

This excellent fifth floor, two bedroom duplex penthouse apartment is located in the popular Sand Aire House development within easy walking of the town centre. The apartment enjoys a delightful aspect across the roofscape of the town to Serpentine Woods and the distant Lakeland fells. Private secure parking is included and the first class accommodation offers the individual or couple an ideal home for permanent or leisure use.

The modern contemporary living space is laid out over two floors with an open plan living room and fitted kitchen with two sets of doors that open onto a splendid 25' deck - for the afternoon and evening sun. To complete the picture are two double bedrooms,

Property Ref: K5847

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Living Room



Dining Area

**Description & Location:** A well planned fifth floor, two bedroom penthouse apartment laid out over two floors with a 25' deck/balcony that enjoys panoramic views of the town. The apartment has been finished to a high standard with an open plan style living room with excellent fitted and equipped kitchen and full height windows and double doors to the deck/balcony. Upstairs are two double bedrooms one with en-suite shower room and the bathroom.

Situated by the River Kent and with easy walking of the town centre, Sand Aire House was converted by Crosby Homes into a range of exclusive apartments and penthouses.

**Accommodation with approximate dimensions:**

**Open Plan Entrance/Living/Dining Kitchen** 24' 9" x 12' 2" (7.54m x 3.71m) a warm and inviting room being light and airy with delightful views across the town. Two full height double glazed windows and double doors open onto the 25' timber decked/balcony with outside light. Attractive Maple laminated flooring, telephone entry system and large under stairs cupboard. TV aerial and telephone point, two energy efficient Sunflow electric heaters, and down lights.

The kitchen area is fitted with an attractive range of wall and base units with concealed down lights. Complementary work surfaces with inset stainless steel bowl and half sink. A range of kitchen appliances include a built in 'Neff' electric oven and microwave, electric hob with stainless steel splash back and cooker hood over. Integrated washer, dishwasher, fridge and freezer. Amtico flooring and down lights. Again a full height glazed door and window to the deck/balcony.

**Staircase to upper floor**

**Landing** with down lights and large airing cupboard with hot water cylinder. Fire escape door.

**Master Bedroom** 12' 8" x 9' 1" (3.86m x 2.77m) with full height double



**Bedroom 1**

glazed window with an excellent aspect across the town and beyond. Fitted with an attractive range of bedroom furniture. TV aerial point and electric Sunflow energy efficient heater.

Ensuite Shower Room - recently installed with a three piece suite comprising; large tiled shower cubicle, wash hand basin and WC. Attractive part tiled walls and complementary Amtico flooring. Wall mirror and shaver point, inset display niche with granite toiletry shelf. Vertical chrome towel radiator, down lights and extractor fan.

**Bedroom 2** 9' 8" x 8' 8" (2.95m x 2.64m) again with full height double glazed window again enjoying splendid views. Electric panel heater, TV aerial and telephone point.

**Bathroom** recently modernised with attractive tiled walls and complementary tiled flooring with underfloor heating. A three piece Roca suite in white comprises; double ended panel bath with rain head shower and hand shower, wash hand basin and WC. Alcove with large wall mirror and granite toiletry ledge. Vertical towel radiator, down lights and extractor fan.

**Outside:** Private parking space in car park with remote control entry.

**Services:** Main electric, mains water, mains drainage.



**Bathroom**

**Tenure:** Leasehold -Held on the balance of a 999 year lease from 2002

**Service Charge:** for 2017 is £2299.36 per annum - payable in monthly instalments of £191.60.

This covers; Ground maintenance internal and external, General Repairs ,Caretaker, CCTV for door entry, Water pumps, Hygiene management, Fire Alarm, Window Cleaning, Car Park Maintenance, i.e. Barrier, Bollards, Sweeping, cleaning Plant and Equipment Lift maintenance, Lift phone and Interior Greenery

**Ground Rent:** £100 per annum

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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