



PRICE £145,000

**6 PRINTERS CROFT, KENDAL,
CUMBRIA, LA9 4DJ**

An exclusive and executive apartment centrally located within the bustling market town of Kendal. Exceptionally finished throughout to provide a modern and contemporary apartment which demands early attention.



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Allocated
Parking

Modern fitted kitchen



DIRECTIONS

From our offices in the Marketplace continue on foot across Stricklandgate into Wainwright's Yard. Continue down Wainwright's Yard taking the right hand turn after Pizza Express and the private communal entrance is situated on your right-hand side.

LOCATION

A more convenient location within the bustling market town of Kendal would be hard to find. Centrally located within the Wainwright Yard development, Printers Croft provides immediate access to a wide range of town centre amenities but benefits from a peaceful and private setting set away from the main street. A wide range of amenities is accessed on foot including nearby superstores and artisan shops whilst road links lead towards the Lake District National Park and the M6 motorway.

DESCRIPTION

6 Printers Croft is an exclusive and executive apartment situated in a modern and popular residential development. Complemented by impressive finishes and boasting a secure videophone entry system and remote underground parking facility.

The property would appeal to a range of purchasers including executive couples and those looking for a highly convenient town centre location or for a second/holiday home on the fringes of the Lake District National Park.

Once past the secure entry system and within the development there are stairs or a lift leading to the first floor and a heated communal hallway leads to a private entrance into the property.

Upon entering the property you are struck by the standard of finish throughout, the entrance hall which provides further access to the internal accommodation including a fabulous full depth and open plan living space. There is a seating area to the front of the room which centres around a stone effect electric fireplace and surround as well as wooden double doors opening onto a Juliette balcony.

The room extends to the rear to provide a dining, breakfast space leading into a fitted kitchen with three sided surface, fitted storage units and a range of integrated appliances including an oven, four ring hob, extractor hood, integrated fridge, integrated washer/dryer and a stainless steel one and a half sink and drainer with mixer tap.

The bedroom provides large double proportions with space for storage furniture and a further double glazed window and is situated next to a modern fitted three-piece bathroom in white with a bath, mixer tap and mixer shower, wall hung vanity basin and a WC with hidden cistern. The property also benefits from access to a storage cupboard and also an airing cupboard.

The apartment also benefits from secured gated underground parking, with a designated parking space. There is access from the garage via a lift to the apartment.

TENURE

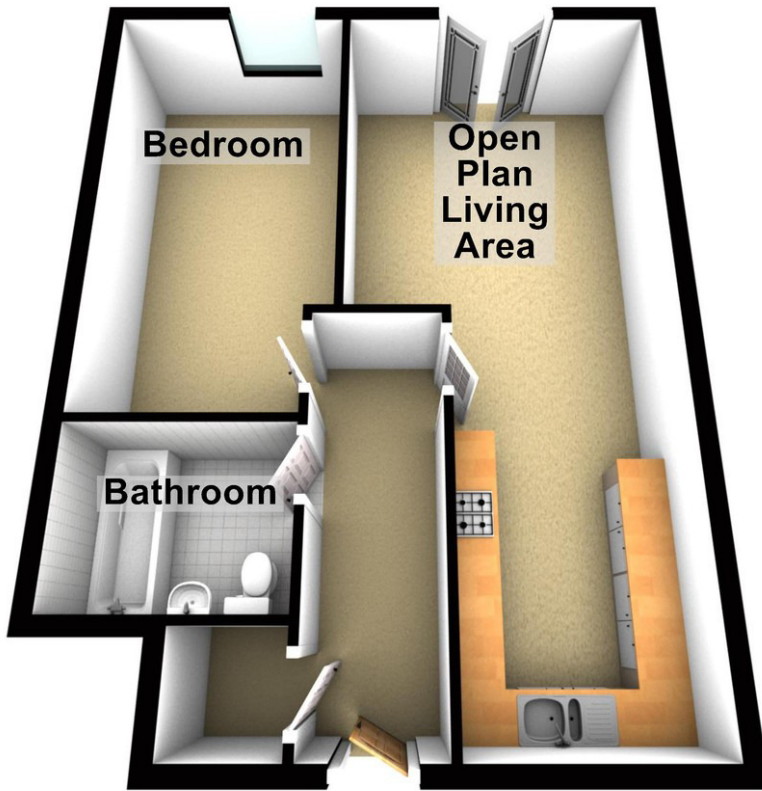
Leasehold – 999 years from November 2003. Service and maintenance charge £340 per quarter.



What we love about the property.....

“The exceptional finish throughout this highly convenient town centre modern apartment. A must see for couples, single purchasers and those looking for a second/holiday home in this popular market town.”

Ground Floor



ROOM MEASUREMENTS

Open Plan living space
11'8 (3.56 m) X 27'0 (8.25 m) maximum measurements

Bedroom
8'9 (2.68 m) X 16'7 (5.06 m)

Bathroom
7'8 (2.34 m) X 6'0 (1.85 m)

Your viewing appointment is on _____

Additional information

Council Tax Band: B
Local Authority: South Lakeland District Council
Services: Mains electric

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 00076553.

Visit us at

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We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Our team are available weekdays 8am til 8pm

Barrow 01229 811811
Ulverston 01229 588111
Grange 015395 33316
Kendal 01539 734455
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>