

TOTAL FLOOR AREA : 833.11 sq. ft. (77.40 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 60019

DIRECTIONS:
Travel along Aynam Road, turn left into Parr Street and right into Abbott Hall View and the parking space.

COUNCIL TAX BAND: C
EPC: CURRENT 61 POTENTIAL 74
TENURE: Leasehold
Ground rent £10 per year
Maintenance £91 per month for repair and maintenance of grounds, car parking areas and common parts
Lease 99 years from 1988

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



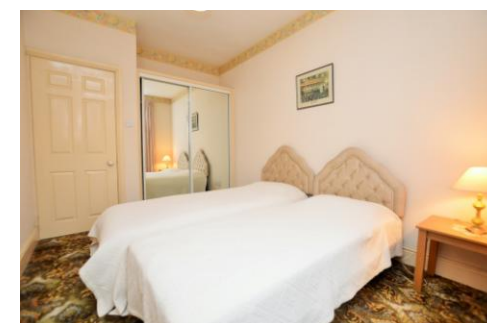
ESTATE AGENTS

e estateagents@arnoldgreenwood.co.uk
t 01539 733383
w arnoldgreenwood.co.uk/property
a Exchange Chambers, 8 & 10 Highgate,
Kendal, Cumbria, LA9 4SX

SOLICITORS

e info@arnoldgreenwood.co.uk
dx 63400 Kendal
t 01539 720049
w arnoldgreenwood.co.uk/solicitors
a Exchange Chambers, 8 & 10 Highgate,
Kendal, Cumbria, LA9 4SX

£145,000
1 ABBOTT HALL VIEW, AYNAM ROAD



ARNOLDGREENWOOD.CO.UK/PROPERTY
01539 733383



TIMBER DOUBLE GLAZING GAS CENTRAL HEATING

ENTRANCE

Via the rear of the building a timber door with glazed panels leads into the communal entrance hallway with access to No.1 and No.2., fire alarm control panel, built in cupboard housing electric meters. A timber door with glazed panels leads into the apartment hallway.

HALLWAY

Doors lead to bedroom one, study/office room, storage area, and bathroom, a door leads into the inner hallway which opens out to the lounge, doors to the kitchen and bedroom two.

LOUNGE

14'10 x 12 max (4.52m x 3.66m max) A spacious room with coat effect gas fire sitting on marble hearth and timber surround, two double glazed windows.

KITCHEN

13'4 x 9'6 max (4.06m x 2.90 max) A couple of steps take you down into the kitchen where there is a good range of base, drawer and wall units with complementary worksurface over, built in Philips electric oven, Philips four ring gas hob and Philips extractor fan over, stainless steel sink unit with mixer tap and space and plumbing for washing machine, part tiled walls and Viessman gas boiler, two double glazed windows.

BEDROOM ONE

13'6 max x 11'10max (4.11 max x 3.61m max) A double room with built in wardrobe with hanging rail and shelving and mirrored sliding doors, two double glazed windows.

BEDROOM TWO

11'8 X 8'6 (3.56m x 2.59m) A single room with two double gazed windows.

STUDY/OFFICE ROOM

12'7 x 6'7 (3.84 m x 2.01m) A versatile room with external timber door with obscure glazed panels leading from Aynam Road via stone steps.

STORAGE CUPBOARD

Providing very useful storage with shelving and coat hook rack.

BATHROOM

7'6 x 6'1 2.29m x 1.85m) The suite comprises of panelled bath with Mira shower over, pedestal wash hand basin and wc., part tiled to walls, vinyl flooring, window with deep tiled sill.

EXTERNALLY

There is a communal garden area along the roadside with paving, gravel and mature planting. Allocated parking for one vehicle.



£145,000 1 ABBOTT HALL VIEW, AYNAM ROAD

This lovely two-bedroom ground floor apartment forms part of the Aynam Court development of which was formerly the old piano works. The generous lounge and two double bedrooms have large windows giving the apartment attractive views across the River Kent to Abbot Hall. The accommodation has entrances to both the front and to the rear, one of which is communal and shared with the upstairs flat and the other being through a private large porch which leads directly into the apartment. Outside this spacious property has an allocated parking space and communal garden. Given its proximity to the river we have been advised by the current Vendor that this property HAS NOT FLOODED. Perfect as a permanent residence, rental or holiday use. NO CHAIN