



Main Street

£105,000

7 Kentdale Flats

Main Street

Staveley

Kendal

LA8 9LX

A well presented ground floor flat situated within level walking of the centre of the popular village of Staveley with all its amenities. The layout is compact and easy to manage with a fitted kitchen and shower room and a living room and large double bedroom that both enjoy pleasant aspects.

The flat is subject to a local occupancy restriction and will be of interest to those living or working in Cumbria. Having been decorated throughout and with electric radiators and newly laid floor coverings, this would make an ideal home for the first time buyer, those down sizing or perhaps as an

Property Ref: K6165

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Living Room



Bedroom

Description: This well presented one bedroom ground floor flat with fitted kitchen and shower room enjoys an easy to manage layout with an open aspect from both the living room and bedroom. The property has recently been decorated throughout, electric radiators installed and with new carpets and floor coverings laid the property is ready to move into and enjoy. Outside is a small planted garden that belongs to the flat together with communal garden areas.

Note: The local occupancy restriction states that any buyer of this property must obtain consent from the Council. Such consent can be provided by the Council so long as the buyers meet the

requirement of section 19 of the Housing Act 1980 (now section 157 of the Housing Act 1985) (to have lived and or worked in Cumbria for the last three years). For more information please contact the Kendal office.

Location: Kentdale Flats are situated in the heart of the popular village of Staveley. Leaving Kendal take the A591 to Windermere, take the right turning into the village of Staveley and proceed along the main street, turning right after the Spar shop continue past the Mill Yard onto Millfield Terrace. Follow the road down where residents parking for the flats can be found on your left.

The Village of Staveley is located within the Lake District National Park and is conveniently situated between the Market Town of Kendal and Windermere. The Village enjoys a thriving community with a variety of shops, post office, primary school, churches and pub and the ever popular mill yard with its shops, cafe and the Hawkeshead Brewery.

Accommodation (with approximate dimensions):

Ground Floor Private Entrance

Covered Porch

Entrance Hall with deep shelved cupboard with power. Electric panel heater.

For a Viewing Call 01539 729711



Kitchen

Living Room a bright and airy room with large window overlooking communal gardens to the front. Original tiled fireplace with open fire, spot lights, electric panel heater, TV aerial and telephone points.

Kitchen fitted with a range of wall and base units with complimentary work surfaces, co-ordinating part tiled walls and inset single bowl stainless steel sink and drainer. Electric cooker point with extractor above, space and plumbing for washing machine, window to rear.

Bedroom enjoying a pleasant outlook across to Craggy wood. Shelves airing cupboard with hot water cylinder, electric panel heater.

Shower Room a three piece suite comprises shower tray with Mira shower over, pedestal wash basin and WC. Wood-effect laminate flooring, part tiled walls, extractor fan and window.

Outside: The flat has the benefit of a small planted private garden area, together with communal garden areas and residents parking located to the rear.

Tenure: Leasehold - Held on the balance of 125 year lease from 2007

Ground rent payable £10 per year.



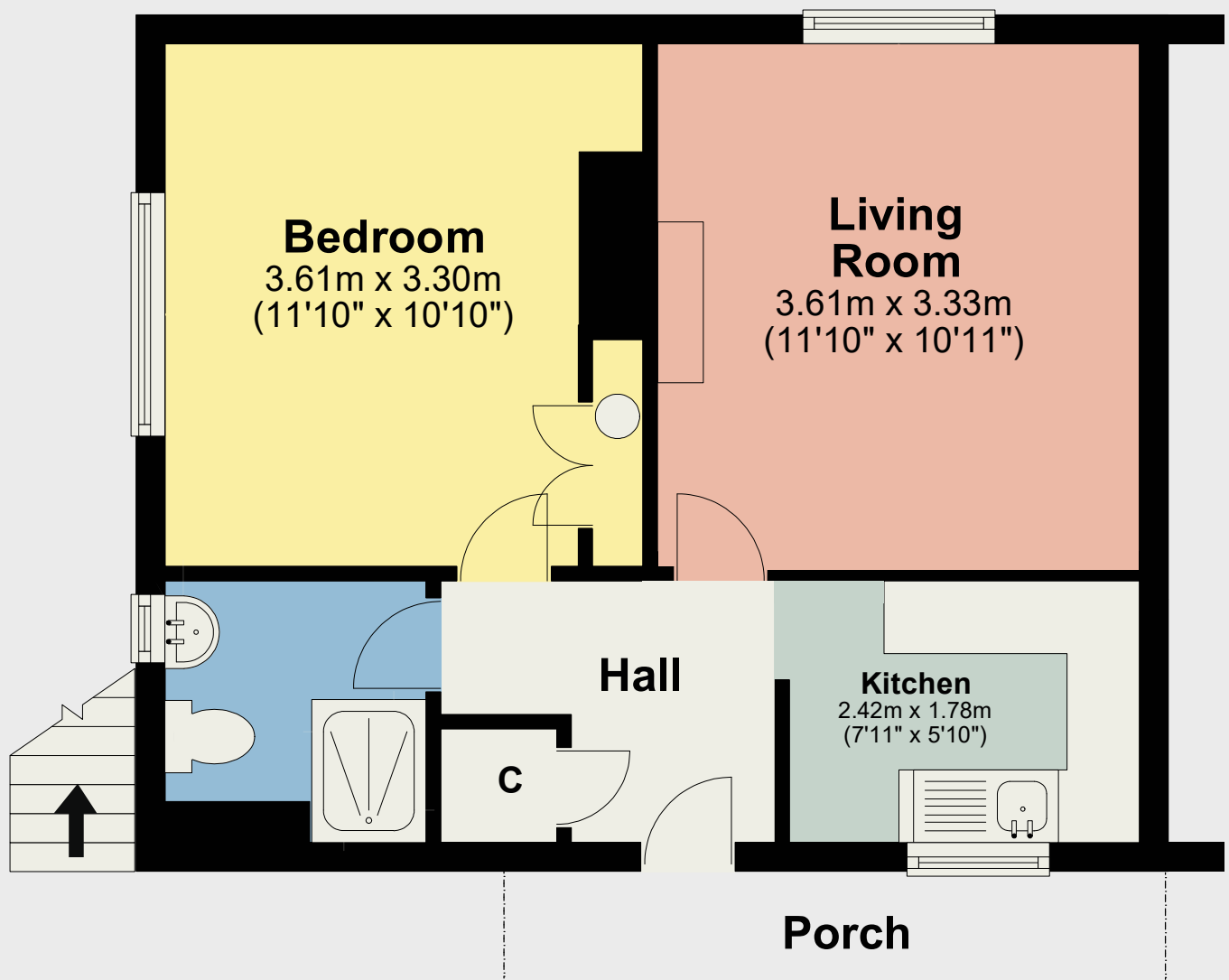
Shower Room

Service Charge - the current charge for 2019/2020 is £198.90 which covers the cost of buildings insurance, communal electricity and grounds maintenance.

Council Tax: South Lakeland District Council - Band A.

Services: Mains electricity, mains water and drainage.

Viewings: Strictly by appointment with Hackney & Leigh Kendal



Total area: approx. 36.6 sq. metres (394.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6165

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