



MILNE MOSER
SALES + LETTINGS



**2 Collin Croft
Off Highgate
Kendal
LA9 4HQ**

£120,000





Located to the ground floor of an historic yard, this one bedroom apartment is great lock and leave second home or first time buy and ideal for those looking for manageable one level living. Close to shops, supermarkets, restaurants, the property has a range of facilities right on the doorstep, which combined with a secure parking space makes it a rarity in the town centre. The open plan lounge living dining area is a good size and there is a double bedroom and full bathroom at the rear. A shared courtyard with seating area is at the front and there is a secure gated parking area with a designated space for number 2.

ACCOMMODATION

Available with no onward chain, a viewing is recommended.

Approaching over the shared courtyard, a wooden door leads into the ground floor communal hallway. A private front door leads into:

OPEN PLAN LOUNGE/DINING/KITCHEN AREA

14' 4" x 13' 8" (4.37m x 4.17m) max

A double glazed window faces the front aspect and overlooks the courtyard. Three ceiling lights, a radiator and both television aerial and telephone points. Built in boiler cupboard. The kitchen area is fitted with pale maple style base and wall units with speckled marble effect worktops and tiled splashbacks. Stainless steel sink with drainer, induction hob with canopy over and an electric oven. Plumbing for a washing machine and space for an undercounter fridge/freezer.

BEDROOM

9' 7" / 12' 7" x 8' 9" (2.92m / 3.84m x 2.67m)

Facing the rear aspect, the bedroom has a built in cupboard with hanging rail, a radiator and ceiling light. Double glazed window.

BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m)

A frosted double glazed window to the rear elevation. Fitted with a full bathroom suite comprising bath with Mira shower over, a pedestal wash hand basin and WC. Vanity light, ceiling light, extractor and a radiator. Tiling to the walls.



ACCOMMODATION CONTINUED

EXTERNAL

At the front of the property is a pleasant shared gated courtyard with bench for sitting out. Mature tree and flagged walkways.

Leading up the yard, an electric key coded roller door allows access to the residents parking area with a designated space for each property.



FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

DIRECTIONS

From our office, proceed along Highgate towards the Town Hall. Adjacent to HSBC bank, turn left onto Collin Croft. The property is located a short distance along to the right hand side. Access is via gated courtyard and communal door.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Leasehold. Please note that management fees apply, further details available from the office.
Council Tax Band : B
EPC Grading: C

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