



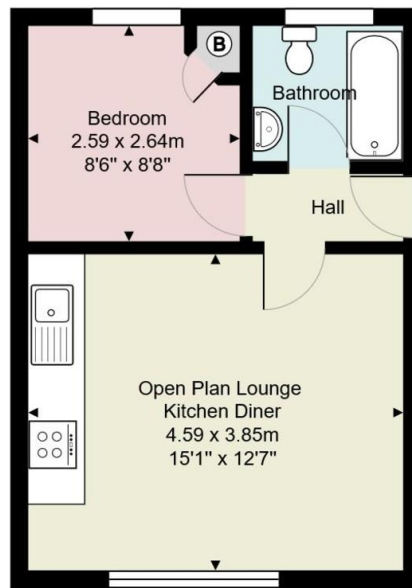
MILNE MOSER
SALES + LETTINGS



132 Lingmoor Rise
Kendal
LA9 7NU
£89,950

Situated on the first floor with views both at the front and rear, this one bedroom flat is an ideal first buy or rental investment. The easily managed accommodation offers a modern open plan kitchen and lounge area with a large window facing towards fields and a bedroom and bathroom at the rear. There is residents parking at the rear along with shared garden areas. Available with no onward chain, the flat has a proven track record as a successful rental property.





1st Floor

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

ACCOMMODATION

A secure communal entrance hall with stairs leads to the first floor. The flat is accessed via a wooden front door and into:

ENTRANCE HALL

Access to the loft and a ceiling light.

OPEN PLAN LOUNGE DINING KITCHEN

15' 1" x 12' 8" (4.6m x 3.86m) A larger UPVC double glazed window faces the front aspect with view over rooftops and onto open fields. Two radiators, a ceiling light and telephone and television points. The kitchen area is fitted with modern white gloss fronted base and wall units with dark worktops and a stainless steel sink unit with drainer. Electric hob with stainless steel splashback and canopy over and an electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

BEDROOM

8' 8" x 8' 6" (2.64m x 2.59m) max Having a view to the rear towards countryside, there is a radiator and ceiling light. Built in boiler cupboard.

BATHROOM

6' 1" x 5' 4" (1.85m x 1.63m) Fitted with a white suite comprising bath with shower over, a WC and pedestal wash hand basin. There is aqua panelling to the walls, an extractor, ceiling light and radiator.

EXTERNAL

Maintained shared garden areas surround the development of flats with a central residents parking area off Lingmoor Rise. There are also bin storage areas.

DIRECTIONS

Proceeding out of Kendal on Aynam Road, continue to the left and onto Lound Road. Stay in the left hand lane and turn left onto Parkside Road, continue past the cricket pitch and at the traffic lights turn right onto Valley Drive. Follow Valley Drive round to the right onto Lingmoor Rise. The property is located within the first block of flats to the left hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Leasehold. Management Charges apply, please ask for further details

Council Tax Band: A

EPC Grading: C

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