



7 Sandes Court, Sandes Avenue, Kendal
Asking Price £100,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

A well proportioned ground floor apartment forming part of a popular residential development centrally located within the market town of Kendal offering level walking distance to the bus and rail services and the many amenities available within the town.

The accommodation briefly comprises of an entrance hall with built in airing cupboard, a sitting/dining room, kitchen, bedroom and a bathroom. The apartment benefits from double glazing and electric heating.

Outside there is allocated parking along with a communal bike store. This property is ideal for a range of purchasers including first time buyers or the buy to let investor.

The apartment is offered for sale with no upper chain.

ENTRANCE HALL

7' 5" x 6' 3" (2.27m x 1.92m)

Electric storage heater, entry phone, built in airing cupboard housing hot water cylinder.

SITTING/DINING ROOM

13' 1" x 10' 0" (4.00m x 3.07m)

Double glazed window, two electric storage heaters.

KITCHEN

7' 0" x 6' 11" (2.14m x 2.11m)

Wall mounted electric heater, base and wall units, stainless steel sink, built in oven, electric hob with extractor/filter over, plumbing for washing machine, space for fridge freezer.

BEDROOM

13' 1" x 9' 2" (4.00m x 2.80m)

Double glazed window, electric panel heater.

BATHROOM

7' 0" x 5' 9" (2.14m x 1.76m)

Wall mounted electric heater, three piece suite in white comprises W.C. wash hand basin and bath with thermostatic shower over, extractor fan, fitted mirrored wall unit, fitted mirror, wall light, partial tiling to walls.

OUTSIDE

Allocated parking space and communal bike store.

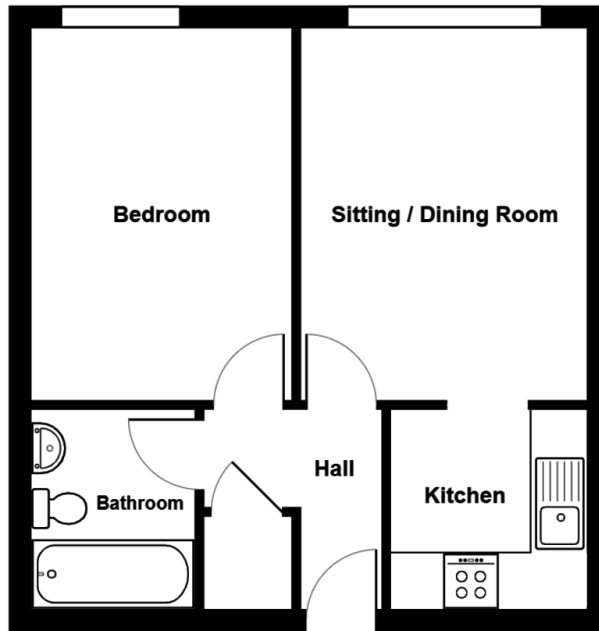
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





7 Sandes Court, Kendal
 Total Area: 37.3 m² ... 401 ft²
 For illustrative purposes only - not to scale.
 The position and size of features are approximate only.
 © North West Inspector.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kendal office turn right on to Sandes Avenue, continue through the traffic lights, pass the entrance to County Mews and then take the next left hand turn in to Sandes Court where the apartment is located on the ground floor via "Entrance D".

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