



# 404 Sand Aire House, Kendal

Asking Price £210,000

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**Thomson Hayton Winkley**



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## 404 SAND AIRE HOUSE

An immaculately presented fourth floor apartment boasting fabulous views across the River Kent and the beautiful area of greenery known as Goosholme Park. Centrally located in Kendal convenient for the many amenities available both in and around the town, the Lake District and Yorkshire Dales National Parks, Kendal railway station and the mainline railway station at Oxenholme and road links to the M6.

The accommodation briefly comprises an entrance hall, open plan kitchen, living and dining space, a double bedroom with en suite shower room and a further double bedroom and a bathroom. The apartment has modern contemporary fittings throughout and benefits from electric heating and double glazing.

There is an allocated parking space in the secure car park.

The apartment is offered for sale with no upper chain with the contents being available by separate negotiation.

### ENTRANCE HALL

7' 2" x 5' 6" (2.20m x 1.68m)

Entrance door, electric storage heater, built in walk in cupboard housing the hot water cylinder.

### SITTING/DINING ROOM

14' 11" x 13' 0" (4.55m x 3.97m)

Double glazed French doors leading to the balcony, double glazed window, two electric storage heaters, entry telephone.

### KITCHEN

8' 11" x 6' 10" (2.74m x 2.09m)

Good range of base and wall units, 1 1/2 bowl stainless steel sink, electric oven, electric ceramic hob with extractor over, integrated washing machine and dishwasher, space for a fridge freezer, tiled splashbacks, recessed spotlights, tiled floor.

### BEDROOM

14' 7" x 9' 6" (4.45m x 2.92m)

Double glazed window, wall mounted electric heater.

### EN SUITE

6' 2" x 5' 4" (1.90m x 1.64m)

Three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, shaving point, part tiling to walls, tiled flooring.

### BEDROOM

11' 0" x 10' 4" (3.37m x 3.15m)

Two double glazed windows, wall mounted electric heater.

### BATHROOM

8' 2" x 6' 2" (2.50m x 1.89m)

Heated towel rail, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and bath with thermostatic shower over, recessed spotlights, extractor fan, shaving point, tiled walls, tiled flooring.

### OUTSIDE

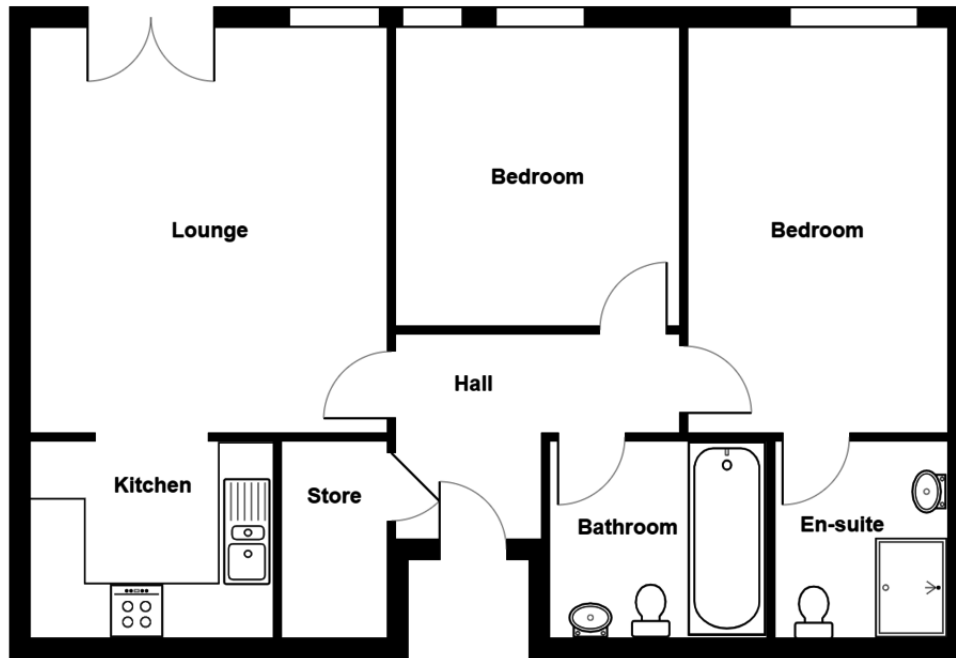
There is an allocated parking space in the secure car park.

**COUNCIL TAX BANDING** Currently Band D as shown on the Valuation Office website.

### SERVICES

Mains electricity, mains water, mains drainage.





#### Fourth Floor

404 Sand Aire House, Kendal

#### Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and continue across the bridge and Sand Aire House is located on the left. Number 404 is then located on the fourth floor.

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