

## Kendal

**£245,000**

514 Sand Aire House

Kendal

Cumbria

LA9 4UA

A splendid two bedroom duplex penthouse apartment located on the fifth floor enjoying excellent views from the sheltered, private south facing balcony to the river Kent and the town. The apartment has been refurbished to a high standard and finish from the fitted and equipped kitchen, to the bathrooms along with the owners excellent taste and attention to detail, decoration and floor coverings.

Located within easy walking of the town centre and all its amenities and with private secure parking included and being offered for sale in show home condition - this really is an ideal home for an individual or couple for permanent or leisure use. An early appointment to view is recommended.

Property Ref: K6305





Splendid Open Plan Living Room



Splendid Open Plan Living Room



Splendid Open Plan Living Room

**Description:** This well planned fifth floor, two bedroom duplex apartment has recently undergone a programme of refurbishment that now offers the new purchasers a truly modern contemporary home that is ready to move into and enjoy. Two sets of double doors open onto a south facing balcony that enjoys simply splendid views of the town taking in the river Kent. The apartment has been finished to a high standard with an open plan style living room with excellent fitted and equipped kitchen together with two double bedrooms, one with en-suite shower room and an attractive bathroom. The current vendors have created a warm and welcoming home that really should be on your to view list.

**Location:** Situated by the River Kent, Sand Aire House was converted by Crosby Homes into a range of exclusive apartments and penthouses. The location is within easy walking of the town centre with its shops, restaurants and pubs and the railway station and bus station are both an easy level walk away.

The town centre boasts a library, supermarkets, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre and Abbot Hall gallery – is at the hub of Kendal's arts scene.

**Accommodation with approximate dimensions:**

**Entry Level**

**Superb Open Plan Living/Dining/Kitchen** 24' 1" x 14' 1" (7.34m x 4.29m) a delightful room south facing full of light and with simply splendid



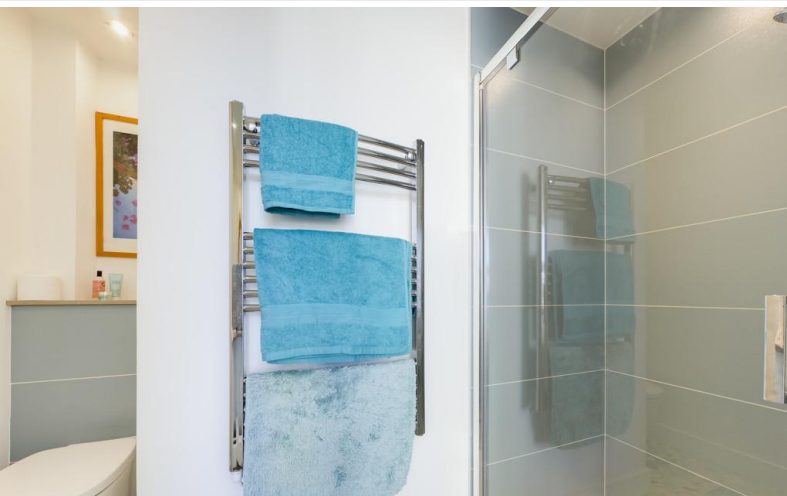
Splendid Open Plan Living Room & Kitchen



Dining Area



Bedroom 1



En-suite to Bedroom 1



Bathroom

views to the river and over the town. Two full height double glazed windows and double doors open to the sheltered timber decked balcony on which to sit and watch the world go by. Contemporary wall mounted electric fire, attractive flooring, down lights telephone point and electric radiator. Useful storage cupboards and staircase to first floor. Open to:

Kitchen/Dining Area 16' 8" x 5' 8" (5.08m x 1.73m) fitted with an extensive range of attractive wall and base units with complementary granite work surfaces with inset stainless steel bowl and co-ordinating glass splash backs and concealed lighting to skirting with coloured LED lights. A range of kitchen appliances include; a built in Neff oven with slide and hide door, induction hob with circular stainless steel cooker hood and extractor, integrated fridge/freezer, microwave and concealed dishwasher and washing machine. Down lights and glazed display shelving, attractive flooring and vertical electric radiator. Double glazed double doors open onto the sheltered balcony that enjoys the afternoon and evening sun.

Stairs to:

**Landing** with deep useful storage cupboard with hot water cylinder and light. Down lights and electric heater. Door to emergency fire exit.

**Master Bedroom with En-suite Shower Room** 11' 11" x 10' 8" (3.63m x 3.25m) again with full height double glazed windows with far reaching views. Electric heater. En-suite Shower room comprising; a tiled shower cubicle, contemporary vanity unit with wash hand basin, WC. Complementary part tiled walls and attractive flooring, vertical towel rail, down lights, wall mirror and shaver point, extractor fan.

**Bedroom 2** 11' 8" x 9' (3.56m x 2.74m) with full height double glazed window, river and town views. Electric heater. Fitted wardrobe.



Bedroom 2



Bathroom



Balcony view



First Floor Landing



Fitted Kitchen

**Excellent Bathroom** a stunning bathroom with complementary wood effect floor. A three piece suite comprises; a free standing bath with freestanding tap, contemporary vanity unit with wash hand basin and mirrored splash back, WC. Vertical towel rail, down lights, wall mirror, electric toothbrush points and extractor fan. Concealed storage cupboard.

**Outside:** Private parking space in car park with remote control entry.

**Services:** Main electric, mains waters and mains drainage.

**Council Tax:** South Lakeland District Council - Band D

**Tenure:** Held on the balance of a 999 year lease.

**Service Charge:** for 2020 is £2600.00 payable in monthly instalments of £216.00 - Covers building insurance, communal lighting, caretaker, lift maintenance and all general maintenance.

**Ground Rent** - £137 payable per annum.

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

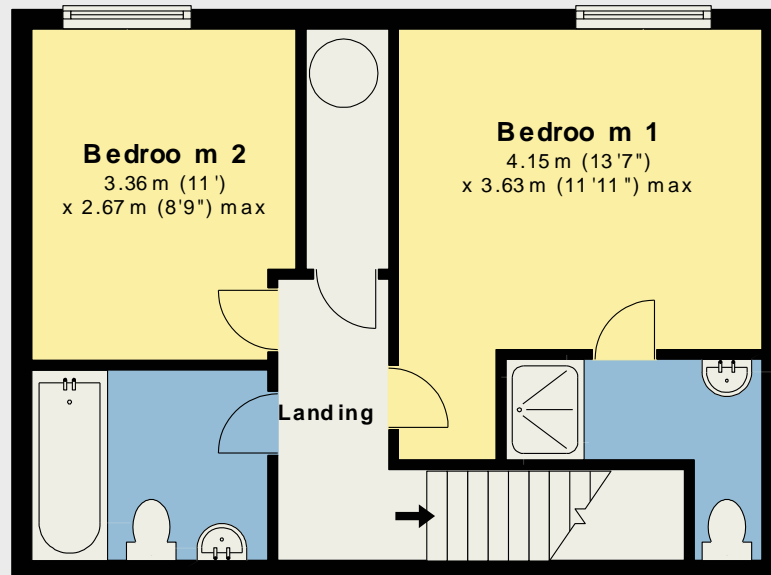
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



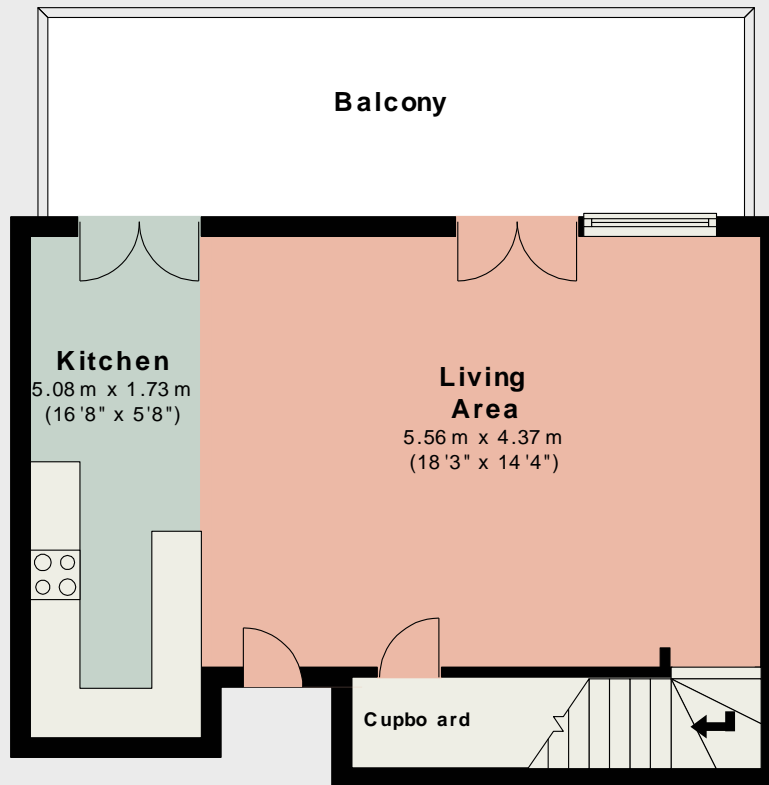
Balcony



## First Floor



## Ground Floor



Total area : app rox. 76.8 sq. metres (826.1 sq. feet)

For illustrative purposes only. Not to scale. REF: K6305

A thought from the owners..." This is a very light bright place to live, with lovely views. Convenient for all amenities and very secure. An excellent permanent home or idea lock up and leave"

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