



Kendal

£245,000

510 Sand Aire House
Stramongate
Kendal
Cumbria
LA9 4UA

This splendid two bedroom duplex penthouse apartment is located on the fifth floor enjoying panoramic views over the town, taking in the river Kent and Gooseholme, Kendal castle and distant fells and with the very real benefit of a wrap round balcony and 25' south facing terrace ideal for outdoor entertaining. Completely refurbished to a high standard and finish from the fitted and equipped kitchen, to the bathrooms, 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: K6310





Splendid Open Plan Living Room



Bedroom 2

Description: A well planned fifth floor, two bedroom penthouse apartment that has undergone a full programme of refurbishment offering a truly modern contemporary home for the new owner to move into and enjoy. Two sets of double doors open onto the simply splendid wrap round balcony and south facing terrace that enjoys panoramic views of the town taking in the river Kent and beyond. The apartment has been finished to a high standard with an open plan style living room with excellent fitted and equipped kitchen together with a bathroom and two good double bedrooms, one with en-suite shower room. With no upward chain an early appointment to view is highly recommended.

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

Open Plan Living Room 24' 9" x 11' 5" (7.54m x 3.48m) a delightful room being light and airy with simply splendid far reaching views with two full height double glazed wrap round windows and double glazed doors with blinds opening to the balcony and terraced. Attractive flooring, entry phone and two Rointe electric radiators. Useful storage cupboard and staircase to first floor. Open to: **Kitchen with Dining Area** 15' 6" x 8' 1" (4.72m x 2.46m) Fitted with an attractive range of high gloss soft close units with complementary granite work surfaces and inset stainless steel bowl and half and co-ordinating coloured glass splash backs and concealed down lighting. A range of Neff kitchen appliances include; a built in oven and induction hob with extractor over, integrated fridge/freezer, dishwasher and concealed washer/dryer. Down lights, attractive flooring and Rointe electric radiator. Double glazed double doors open to the balcony.



Balcony with views

First floor - Spacious Landing with deep storage cupboard with hot water cylinder, shelving and light. Door to emergency fire exit.

Master Bedroom with En-Suite Shower Room 11' 10" x 11' 7" (3.61m x 3.53m) simply stunning views from the full height double glazed wrap round windows with electric blinds. Rointe electric radiator.

En-Suite Shower Room - "a room with a view" having complementary tiled walls and floor, vertical towel radiator, extractor and down lights. A modern Villeroy & Boch three piece suite comprises; shower cubicle with Hansgrohe shower, wall hung WC and wash hand basin with granite surround. Wall mounted mirrored cabinet.

Bedroom 2 12' 7" x 11' (3.84m x 3.35m) a good double bedroom again with fine views from the full height double glazed window with electric blinds. Rointe electric radiator.

Bathroom complementary tiled walls and floor, extractor fan, down lights and vertical towel radiator. A contemporary three piece suite comprises; a Bronte Jacuzzi bath with Hansgrohe shower, wall hung WC and vanity unit with wash hand basin.

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

Services: Main electric, mains waters and mains drainage.



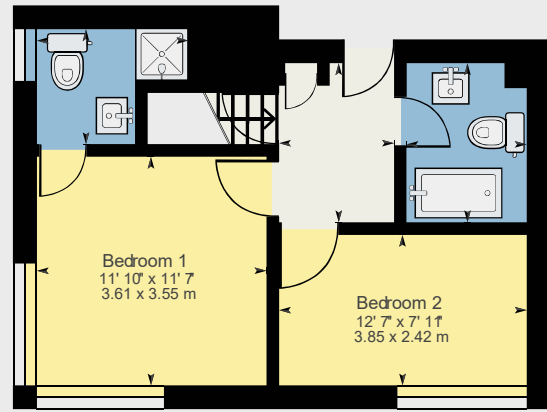
Excellent Fitted Kitchen

Council Tax: South Lakeland District Council - Band D

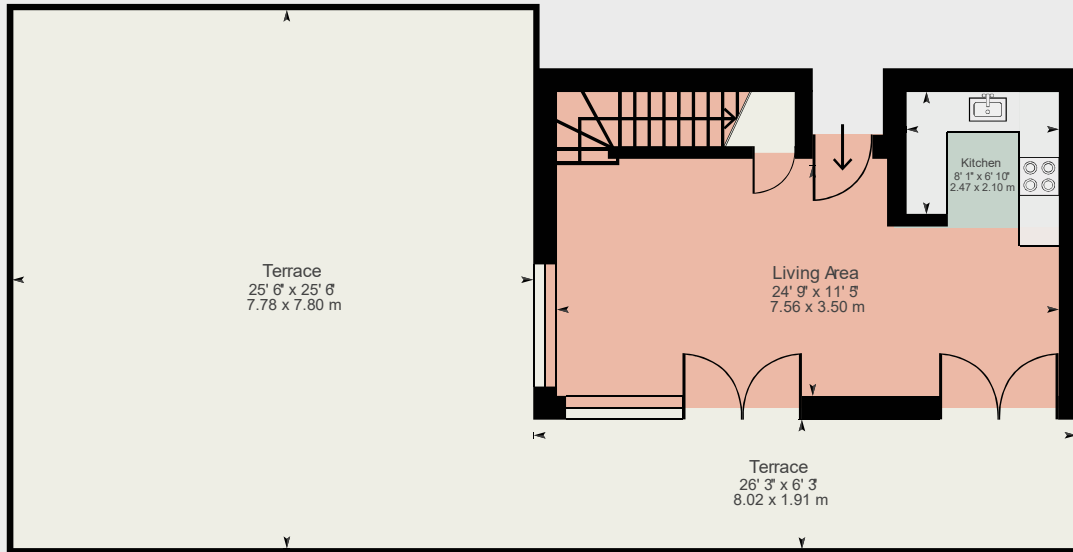
Tenure: Held on the balance of a 999 year lease. Service Charge for 2020 is £3175.32 payable in monthly instalments of £264.61 - Covers building insurance, communal lighting, caretaker, lift maintenance and all general maintenance.
Ground Rent - £137.38 payable per annum.

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



1st Floor



Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners... This is a lovely, light, bright place to live with fantastic views.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.