



MILNE MOSER
SALES + LETTINGS



**26 Blackhall Croft,
Blackhall Road,
Kendal,
Cumbria,
LA9 4UU**

£110,000





In the heart of Kendal with amenities accessible on foot, this two bedroom second floor apartment is an excellent retirement purchase. Within a block designed for over 60s, the accommodation is well proportioned and is light, bright and clean throughout. There are views towards Kendal Castle and distant fells from the primary bedroom and lounge along with a Juliette balcony with double doors. Located adjacent to the lift, there is also a range of on site facilities including newly refurbished communal lounge, laundry facilities and overnight guest suite.

This location offers easy access to the town centre. There are riverside walks and the Brewery Arts Centre for theatre, cinema and socialising, doctors, shops, library, bars and restaurants are all close by. Kendal bus and train stations are a short walk away and there are a number of long stay public car parks (SLDC permits available) in the vicinity.

ACCOMMODATION

The ground floor communal areas including lounge and managers office lead to lifts and stairs to all floors. The lift to the second floor opens directly in front of the flat - ideal for those with mobility issues.

ENTRANCE HALL

Having a walk in storage cupboard with light, there is a further cupboard with shelving, light and the hot water cylinder. Electric storage heater, ceiling light and secure entry phone.

LOUNGE/DINER

24' 0" x 17' 1"/8' 1" (7.32m x 5.21m/2.46m)

An angled room with ample space for both lounge and dining suites. Double glazed windows face the front and rear aspect and double doors open onto a Juliette balcony - there are views over Blackhall Road to the hills beyond. Two electric storage heaters, TV/radio/satellite point, two ceiling lights and a telephone point. White fire surround with electric fire. Glazed double doors lead to the kitchen.

KITCHEN

10' 3" x 8' 1" (3.12m x 2.46m) max

Another angled room with a double glazed window and well fitted with maple style base and wall units and speckled worktops. Stainless steel sink with drainer, hob with canopy over, eye level electric oven, fridge and freezer. Under unit lighting, tiled splashbacks, wall mounted electric fan and a ceiling light.

BEDROOM

15' 0" excluding wardrobes x 10' 0" (4.57m x 3.05m)

A good sized bedroom with a full length double glazed window facing the front of the development and having views over rooftops to hills beyond. Electric storage heater, TV/radio/satellite point, telephone point and a ceiling light. Double wardrobe with mirrored folding doors.



ACCOMMODATION CONTINUED

BEDROOM

12' 1" x 9' 6" (3.68m x 2.9m)

Another double bedroom with a double glazed window facing the side aspect. Ceiling light and electric heater with timer.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and a WC. Fully tiled, there is a vanity light with shaver point, extractor and a ceiling light. Wall mounted electric fan heater and further electric towel rail.

COMMUNAL AREAS

Being part of a well managed development, there are communal laundry facilities located at the rear of the building and a large newly refurbished lounge at the front. There is an office for the on site manager and parking spaces at the rear for the use of carers and some visitors.



FLOOR PLAN



2nd 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.

DIRECTIONS

Proceed on foot along Highgate towards the Town Hall, continue straight up then turn right by the bandstand/birdcage. Follow Finkle Street down past Beales department store. Continue straight down Stramongate turning left at the junction onto Blackhall Road. The development is located to the left hand side prior to the car park.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Leasehold. Management and Ground Rent Charges apply, please ask for further details. Residents must be over 60 years of age as a single occupant or over 55 as a couple.

Council Tax Band: C

EPC Grading: C

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