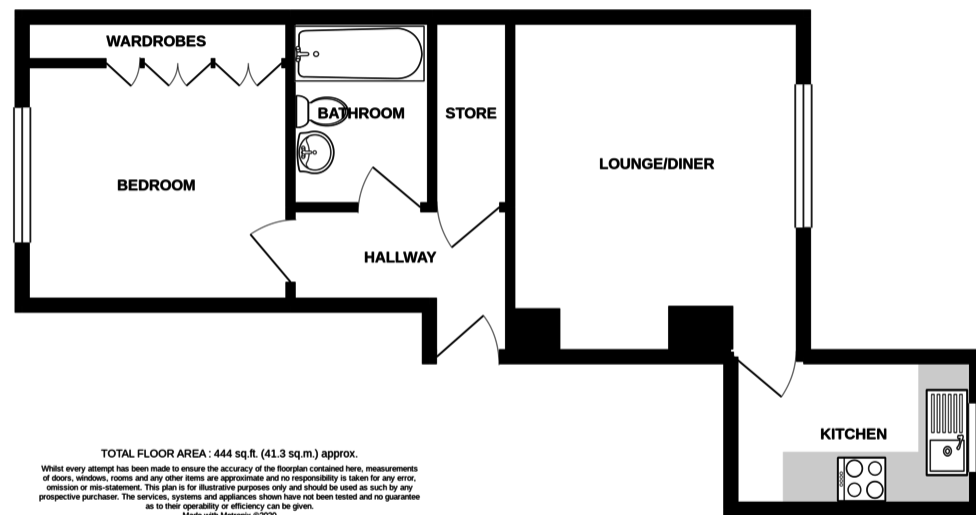


GROUND FLOOR 444 sq.ft. (41.3 sq.m.) approx.



DIRECTIONS: On foot from the centre of town, travel along the main street onto Stricklandgate, passing the Post Office on your right. At the junction turn right into Sandes Avenue and Sandes Court is positioned on the opposite side of the road, just past the Home Design Furniture shop. Continue along to the end of the building and take the left turn as access to the property and parking is to the rear

COUNCIL TAX BAND: B

EPC: CURRENT 80 POTENTIAL 81

TENURE: Leasehold The leasehold is for 999 years from 1995.

The Maintenance charge is currently £80 a month, and the Ground rent is £36 per year.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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SOLICITORS

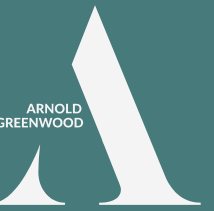
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£108,000
11 SANDES COURT, KENDAL



ARNOLDGREENWOOD.CO.UK/PROPERTY
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Moving, made simple



£108,000 11 SANDES COURT, KENDAL, LA9 4LN

Enjoying a town centre location, in the much sought after Sandes Court complex. This one bedroom first floor apartment is quietly positioned to the rear of the building and includes Lounge/Diner, Kitchen, Bathroom, Bedroom and storage room. The building has lifts to all floors. Only a short walk to the town centre and all other amenities including bus and train stations. The property benefits from an allocated parking space to the rear of the building with lighting to the car park and secure communal store for bicycles etc. This property will appeal to wide range of purchasers and early viewing is recommended.



COMMUNAL ENTRANCE B

Positioned to the rear of the building, the entrance door leads into a communal hallway. Stairs take you to the first floor, go through the door and the apartment is on the right hand side.

ENTRANCE HALL

An 'L' shaped hall with doors to the lounge, bedroom, bathroom and store cupboard.

Entry phone system.

LOUNGE/DINER

14' 4" x 11' 9" (4.37m x 3.58m) Feature slate hearth and back for freestanding fire, timber surround, door to the kitchen, window to the rear.

KITCHEN

9' 10" x 6' 1" (3m x 1.85m) A range of fitted units with complementary worktop, stainless steel sink unit. Integrated electric oven with electric hob above and extractor over, space/plumbing for washing machine, space for upright fridge/freezer, window to the rear aspect.

STORE CUPBOARD

6' 11" x 2' 11" (2.11m x 0.89m) With shelving and hanging rail and housing the hot water cylinder.

BEDROOM

10' 9" x 8' 4" to wardrobes (3.28m x 2.54m to wardrobes) Built in wardrobes and drawer unit along one wall, window to the front aspect.

BATHROOM

6' 11" x 5' 8" (2.11m x 1.73m) The suite comprises bath with shower over, pedestal wash hand basin and w.c., extractor fan.

EXTERNALLY

Allocated parking space to the rear of the building and secure communal store for bicycles etc.

