



MILNE MOSER
SALES + LETTINGS



3 Collin Croft
Off Highgate
Kendal
LA9 4HQ

£115,000





Located on the first floor with outlook onto the tree canopy and courtyard, this one bedroom flat is an ideal first time buy or lock and leave second home. Tucked in an historic yard away from the hustle and bustle, Kendal amenities are still on the doorstep with supermarkets, restaurants and Brewery Arts Centre just a short walk away. There is an open plan lounge dining kitchen area, a double bedroom and bathroom. Gas centrally heated, the flat also benefits from a parking space which is accessed via security gates. Neutrally decorated throughout, the property is worthy of internal viewing.

ACCOMMODATION

The shared front courtyard with bench leads to a communal front door and into the block of three flats. Stairs lead to the first and second floors with a wooden front door leading into number 3.

OPEN PLAN LOUNGE DINING KITCHEN

15' 0" x 13' 6" (4.57m x 4.11m) max

A good sized room with two double glazed windows facing the front aspect overlooking the courtyard. Radiator, two wall lights and a ceiling light to the kitchen area. Television and telephone point and a Vaillant boiler concealed to a built in cupboard. The kitchen area is fitted with wood effect base and wall units with speckled worktops and tiled splashbacks. Gas hob with canopy over, electric oven and a white sink with drainer. Plumbing for a washing machine and space for a fridge.

BEDROOM

15' 2"/11' 1" x 8' 11" (4.62m/3.38m x 2.72m)

Two double glazed windows face the rear aspect. Two wall lights, a radiator and built in double wardrobe.

BATHROOM

Fitted with a white suite comprising bath with shower over, a pedestal wash hand basin and WC. Vanity light with shaver point, a wall light and extractor.



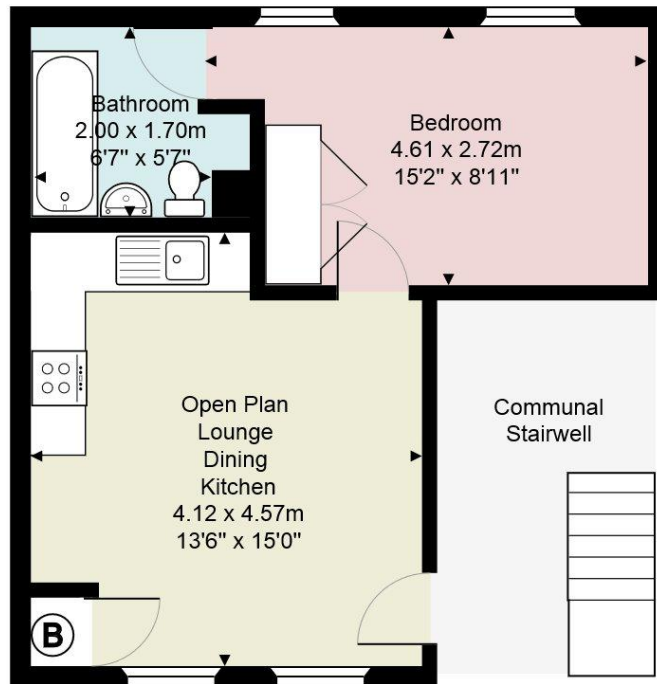
ACCOMMODATION CONTINUED

EXTERNAL

At the front of the building is a shared gated courtyard with space for sitting out under the trees. The cobbled yard leads to the rear and accessed via secure remote and keycoded door is the allocated parking space.



FLOOR PLAN



1st 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

From our office, proceed along Highgate towards the Town Hall. Adjacent to HSBC bank, turn left onto Collin Croft. The property is located a short distance along to the right hand side. Access is via gated courtyard and communal door with the property being located to the first floor.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Leasehold. Please note that management fees apply, further details available from the office.
Council Tax Band : B
EPC Grading: B

These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.

