



7, BLACKHALL CROFT, BLACKHALL ROAD, KENDAL, CUMBRIA, LA9 4UU
£75,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Occupying a first floor position, this one bedroom flat is perfectly suited for those looking to downsize and have amenities on the doorstep. Forming part of a popular McCarthy & Stone development built for the over 60s, the property has a good sized lounge diner, kitchen, double bedroom with built in wardrobe and a bathroom. There is double glazing and electric heating throughout.

The development also has a communal facilities including a laundry, house manager and maintained gardens. Regular events and get togethers are organised in the residents lounge with quizzes and occasional live entertainment for those who wish to attend. Limited Parking is provided for visitors and carers. Located close to the town centre, bus stops, train station and riverside walks, this flat must be viewed and is available with no onward chain.

ACCOMMODATION

Entering through the main doors from Blackhall Road, the residents lounge, laundry and managers office are on the ground floor with stairs and a lift accessing all floors. Taking the lift to the first floor, Flat 7 is the first door on the right as you exit the lift - an excellent location. Once inside the property, there is a wall mounted intercom telephone so residents can 'buzz' in guests and a large walk-in cupboard which houses the hot water cylinder. Moving into the lounge diner, there is ample space to accommodate a dining table and lounge suite and there is a cream fireplace with electric flame effect fire. The view from the window is over Blackhall Road- the ideal position to watch the world go by. The adjoining kitchen has pale wood style base and wall units, electric hob and oven. The undercounter fridge and freezer will remain. The generous double bedroom also faces the front aspect and there is a double wardrobe with mirrored bi fold doors. The fully tiled bathroom has a vanity hand basin, WC and bath with grab rail. All rooms have emergency pull cords.

The communal facilities at Blackhall Croft are well maintained and are located on the ground floor. The residents lounge provides space for social events, group meetings and coffee mornings. There is a laundry room and managers office. Parking and communal garden spaces are at the rear of the building. The



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parking is for the use of visitors and carers - there is no overnight parking or parking for residents. Permits can be bought from Westmorland and Furness Council for the multi storey car park adjacent or the pay and display on Blackhall Road.

DIMENSIONS

Lounge Diner 10' 7" x 23' 4" (3.22m x 7.10m) max
 Kitchen 7' 7" x 7' 0" (2.32m x 2.13m) average
 Bedroom 9' 2" x 15' 6" 92.81m x 4.73m) max
 Bathroom 5' 6" x 6' 10" (1.67m x 2.08m)

DIRECTIONS

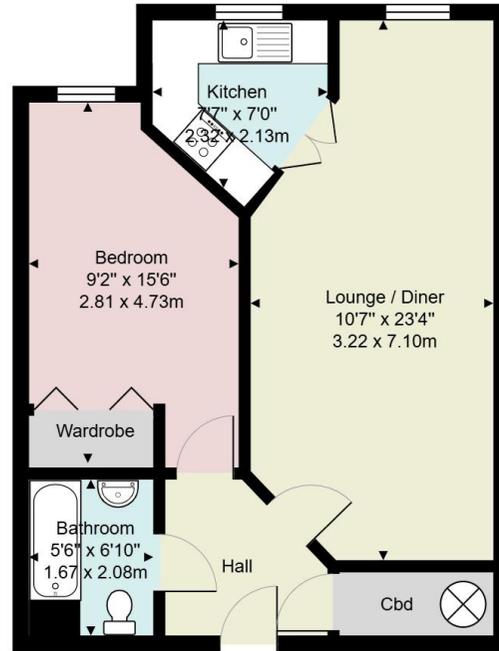
From our office on Highgate, proceed towards the Town Hall, turning right onto Lowther Street. Follow Lowther Street down and onto New Road, continuing to the left onto Blackhall Road. Blackhall Croft is on the left hand side opposite Majestic Wine. [what3words///covers.skin.bars](http://what3words.com/what3words///covers.skin.bars)

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage
 Tenure: Leasehold. Management Charges and Ground Fees Apply.
 Age Restriction to over 60s
 Council Tax Band: B
 EPC Grading: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor

Approx. Total Area: 517 ft² ... 48.1 m²

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

To arrange your viewing contact our
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