



13 LONGLANDS VIEW, KENDAL, CUMBRIA, LA9 6HJ  
£145,000

MILNE MOSER  
SALES + LETTINGS

## OVERVIEW

Perfect for rental investors, first time buyers or those looking to downsize to a manageable one level property, this ground floor flat is ready to move into and available with no onward chain. Well decorated and maintained, the flat has a stylish kitchen with space for a dining table, a lounge with access to the decked rear garden and two bedrooms. The bathroom has a white suite and there is a generous amount of storage throughout. Positioned to the rear of the development, there are residents parking bays and communal green spaces. Gas centrally heated and UPVC double glazed, the flat is in a great location for Kendal train station, supermarkets and the town centre.

## ACCOMMODATION

The shared hallway has stairs to the upper floor flat - only two properties share this stairwell access, and there is an external cupboard housing the meters. Once inside the flat, buyers will appreciate the white decor and excellent storage in the hallway. There is a shelved cupboard plus a walk in store with coats hooks, a radiator, power and light. The store could be used as an office nook or extra shelving could be added for outdoor gear or tools. Moving into the lounge, there is access to the rear garden and a pleasant aspect. The kitchen diner faces the front and has a good range of mushroom shaded base and wall units with co-ordinating wood grain worktops, integrated fridge freezer, electric hob and oven. There is easily space for a dining table, perfect for social dinners and guests.

The two bedrooms are at the rear of the flat and overlook the garden. Both are a good size - one double and a single. The bathroom is light and bright and fitted with a three piece suite. Above the bath is a shower and screen and there white tiling to the walls and a generous built-in cupboard housing the Ideal boiler.

The rear garden is owned by flat 13 and has been decked for ease and there are raised beds and an outdoor socket. The garden shed is to stay. A path leads to the side of the block and round to the front, perfect for garden waste and access for bins etc., There are communal green spaces throughout the development along with non-designated residents parking bays.



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RESIDENTS  
PARKING





#### DIMENSIONS

##### Hall

Walk-in Store 6' 5" x 5' 2" (1.95m x 1.58m)  
Lounge 11' 5" x 12' 4" (3.45m x 3.77m)  
Kitchen Diner 9' 5" x 11' 8" (2.88m x 3.56m) max  
Bedroom 9' 5" x 12' 3" (2.86m x 3.74m)  
Bedroom 6' 9" x 12' 3" (2.05m x 3.74m)  
Bathroom 4' 10" x 8' 5" (1.48m x 2.57m)

#### DIRECTIONS

Leaving Kendal on Appleby Road, turn right just after Gardners Garage onto Fowl Ing Lane. Continue to the end of Fowl Ing Lane, following round to the left onto Longlands View. Number 13 is located at the rear of the first block of flats.  
what3words://solution.scoop.bead



#### ESSENTIAL INFORMATION

Services: Mains Water, Electric, Gas and Drainage  
Tenure: Leasehold. Balance of 125 year lease from 27th September 1991  
Council Tax Band: B  
EPC Grading: C



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

73 C 77 C



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 Kendal Team.  
If you would like further information or insights prior to viewing, please contact Sonia Fallowfield

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