



11 CHERRY TREE CRESCENT, KENDAL, CUMBRIA, LA9 5EN
£145,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Perfect for a first time buyer, rental investors or those looking for an easily managed downsize, this one bedroom flat really must be viewed.

Forming part of a modern block on a popular development, the property has views across town from the generous double bedroom, a good sized open plan lounge dining kitchen space and a modern shower room. There is all important built in storage in the bedroom plus a useful coat cupboard in the hallway.

A real bonus is the garage located in a row beneath the property - providing off road parking and yet further storage.

Gas centrally heated and double glazed, the property is well decorated and available with no onward chain.

ACCOMMODATION

Steps lead up from Cherry Tree Crescent with walkways and stairs leading to the ground and first floor flats. A small garden space is planted with grasses and perennials giving a welcoming approach to the front door. Once inside the flat, all the accommodation leads from the hallway. A coat cupboard provides important storage. The open plan lounge kitchen space easily accommodates a dining table and living room furniture and there are dual aspect windows. The kitchen area has white farmhouse style units and there is a gas hob with hood above, electric oven and wall mounted Glow Worm boiler.

The good sized double bedroom looks out at the rear of the property with views over rooftops towards countryside. There is one double and a single cupboard - vital storage in a property of this style. The shower room is fitted with a quadrant cubicle, WC and hand basin. There is tiling and aqua board panelling along with an extractor and chrome heated towel rail.

Externally, there is a small garden space at the front. The property boasts a garage - located beneath the lounge window in the block at the rear. The garage has an up and over door, power and light.



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GARAGE





DIMENSIONS

Open Plan Lounge/Dining/Kitchen 10' 1" x 19' 9" (3.07m x 6.03m) max

Bedroom 9' 2" x 11' 11" (2.80m x 3.64m) excluding wardrobes

Shower Room 6' 6" x 5' 5" (1.98m x 1.64m)

Garage 9' 7" x 19' 7" (2.92m x 5.97m)

DIRECTIONS

Leaving Kendal on Brigsteer Road, turn left onto Underwood and then second left onto Greenwood. Follow round the bends and down the hill. Take the second right turning onto Cherry Tree Crescent with number being to the second block.

what3words///laws.loss.owners

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 3rd April 1992.

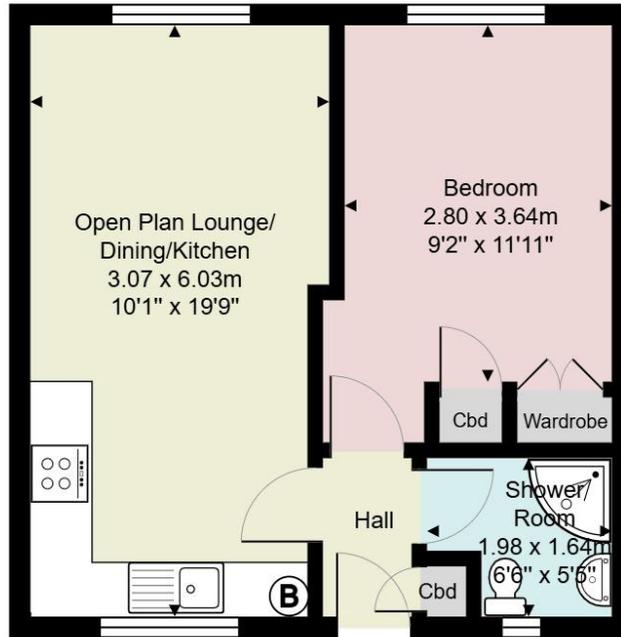
Management charge of £750 per annum. Managed by Cherry Tree Crescent Residents Association. No holiday lets permitted.

Council Tax Band: B

EPC Grading: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 36.1 m² ... 388 ft²

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:
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