



10 GARDINER BANK, KENDAL, CUMBRIA, LA9 4SL
£150,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Within walking distance of shops, restaurants, coffee shops, art and culture plus public transport, this one bedroom maisonette is the perfect first time buy or low maintenance bolt hole for weekends away. Having a reverse layout, the double bedroom and modern shower room are on the ground floor - the bedroom has access to the garden. The lounge diner is semi open plan to the stylish kitchen and there is neutral decor throughout. Forming part of a conversion by New Brunswick Properties in the late 1990s, external stonework has been retained giving the building an attractive appearance. There is a designated parking space and communal gardens. Within Kendal Conservation Area, the property is just a short stroll from Kendal Green and benefits from gas central heating and double glazing.

ACCOMMODATION

From the parking area, a walkway leads to the between properties and has colourful front doors and space for flower pots. A bold blue door leads into the property. Stairs lead to the first floor and there is space for coats and shoes. Having a reverse layout, the shower room and bedroom lead from the hallway. The double bedroom has French doors to the garden and the shower room has a three piece suite and plumbing for a washing machine.

Once on the first floor, the contemporary feel of the property is really apparent - light floods in from the Velux rooflight in the kitchen and a large window in the lounge looks onto the garden and stonework wall and arch at the rear. The adjoining kitchen is sleek and modern with pale grey unit, co-ordinating worktops and colourful acrylic splashbacks. There is a stainless steel sink, a gas hob with canopy above, an electric oven and space for an undercounter fridge. The boiler is concealed within a cupboard.

Unusually for a property of this design, there is a private rear garden. Laid with a patio and bounded by walling and picket fences, there is space for furniture and pots. The



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PARKING





arched recess provides a quirky covered space for further seating and outdoor entertaining. Located at the entrance to the development is a designated parking space and there are visitors spaces on the lower level. There is an allocated storage compartment in the communal undercroft, ideal for bicycles, along with communal garden and seating areas plus bins/refuse space.

DIMENSIONS

Bedroom 10' 5" x 9' 10" (3.18m x 3.00m)
 Shower Room 7' 2" x 7' 9" (2.20m x 2.36m)
 Lounge 10' 5" x 11' 7" (3.18m x 3.54m)
 Kitchen 7' 2" x 7' 9" (2.20m x 2.36m)



DIRECTIONS

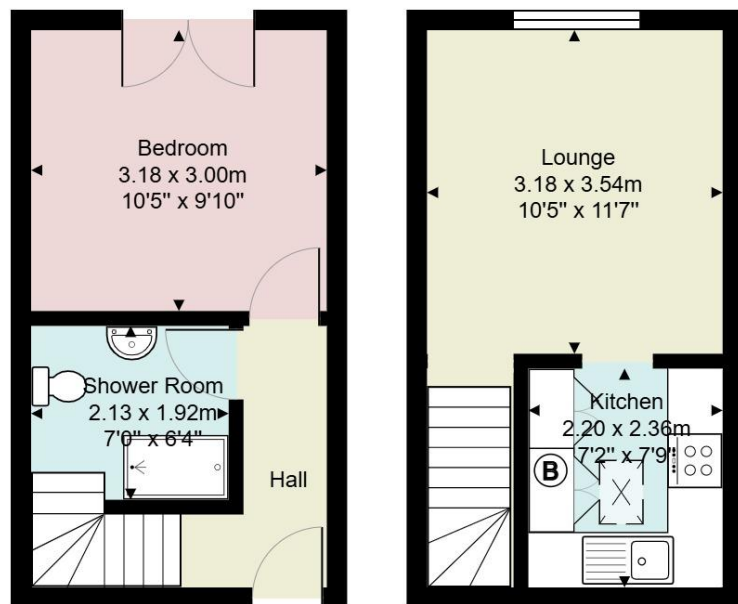
Leaving Kendal on Windermere Road, take the second right after the traffic lights onto Caroline Street. Continue up the hill with Gardiner Bank being on the left hand side. Enter the development via the sloped walkway.
[what3words///trains.scars.memory](https://www.what3words.com/what3words///trains.scars.memory)

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Leasehold. Balance of 999 year Lease from 1/1/1996. Peppercorn Ground Rent. Management Fees Apply.
 Council Tax Band: B
 EPC Grading: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

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

To arrange your viewing contact our Kendal Team:
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