



4 THE COURT, KENDAL, CUMBRIA, LA9 7RS
£130,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Perfect for first time buyers or rental investors, this one bedroom first floor flat has a great location and is available with no onward chain. The layout is well balanced with a good sized double bedroom, dual aspect lounge and a kitchen with breakfast bar. Unusually for a property of this style, there is a good amount of built-in storage throughout plus the added bonus of an off road parking space. Located within walking distance to Oxenholme Station, Westmorland General Hospital and Asda Supermarket. Some cosmetic updating is required, however the property is gas centrally heated and has UPVC double glazed windows.

ACCOMMODATION

Approaching over the forecourt, a wooden front door leads into the ground floor entrance. There is a handy cupboard for coats, shoes and household items and stairs lead to the first floor. A light bright landing with a window facing the front aspect with a view towards fields. There is another large walk in cupboard which also houses the Worcester boiler and has shelving, a light and radiator. Moving into the lounge, the well balanced layout becomes apparent as the lounge is a good size. There is space for a dining table if required and the wooden style fire surround with electric fire provides a focal point. There are pleasant aspects from the dual aspect windows and another built in cupboard, this time over the stairs. The adjacent kitchen is fitted with white units, worktops which incorporate a breakfast bar and a stainless steel sink. There is space for the usual appliances and an outlook to the rear over rooftops towards Scout Scar at an angle.

The bedroom also faces the rear aspect and is a good sized double. The bathroom, fitted with a grey three piece suite is at the front of the flat. There is a shower and glass screen above the bath.



1



1



1



PARKING





The property has a small gravelled forecourt, planted with evergreens, space for bins and recycling and an external cupboard. There is an allocated parking space.

DIMENSIONS

Lounge 10' 11"/5' 1" x 17' 0"/13' 7" (3.33m/1.55m x 5.19m/4.14m)

Kitchen 6' 9" x 10' 3" (2.05m x 3.12m)

Bedroom 11' 2" x 10' 3" (3.39m x 3.12m)

Bathroom 6' 9" x 6' 5" (2.06m x 1.97m)

DIRECTIONS

Leaving Kendal on Burton Road, proceed to the traffic lights, taking the second left towards Oxenholme Station. Continue straight through at the next traffic lights and the next two mini roundabouts. Turn left onto Hayclose Road. The Court is located on the left hand side just prior to Hayclose Crescent. Number 4 is at the rear of the development.

what3words.com/comic.home.ally

GENERAL INFORMATION

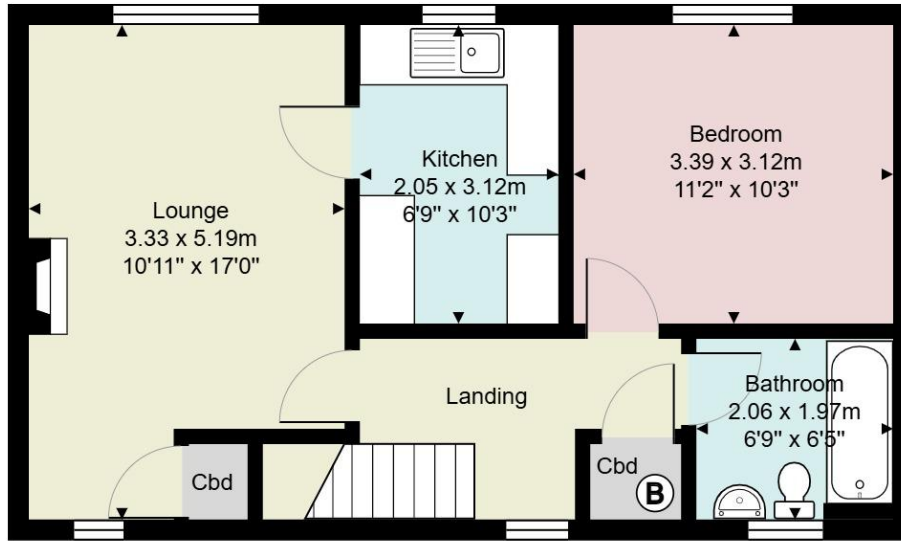
Mains Services: Water, Gas, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 1/9/1988. Management charges for year 25-26 £1080

Council Tax Band: B

EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Total Area: 46.7 m² ... 503 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:
If you would like further information or insights prior to viewing, please contact Stephanie Hardy

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Email. kendalproperty@milnemoser.co.uk
Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
Email. milnthorpeproperty@milnemoser.co.uk



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.