



FLAT 30, SANDES COURT, SANDES AVENUE, KENDAL, CUMBRIA, LA9 4LN
£120,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Centrally located with amenities, cafes, shops and public transport right on the doorstep, this second floor flat is the perfect first time buy or easily managed downsize. Located at the side of Sandes Court, set back from the main road, the property has pleasant views over rooftops towards trees and has light and bright accommodation. There is electric heating and double glazed windows plus the valuable bonus of an allocated parking space and shared visitors spaces. Available with no onward chain.

ACCOMMODATION

Entering at ground floor level into the communal hallway, stairs lead to all floors and there are residents post boxes. Once on the second floor, a private door leads into the flat. The hallway has a wall mounted security intercom and a built in cylinder cupboard with shelf. Moving into the lounge, the pleasant view over rooftops becomes visible from the box bay window and there is a white fire surround with marble style inset. An archway leads into the kitchen giving the room a semi open plan layout. Fitted with pine style units, white worktops and a sink unit. There is an electric hob with hood above, an electric oven, wall mounted fan heater and an extractor.

The double bedroom also faces the side aspect and is a really good size for a property of this style. The bathroom has everything you need, with a three piece suite, a shower above the bath and aqua board panelling plus part tiling to the walls. There is a vanity light and shaver point along with a wall mounted fan heater.

Externally, there are communal grounds with residents allocated parking spaces plus shared visitors spaces. There is a lockable communal bike store and space for bins and refuse.



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ALLOCATED
PARKING





DIMENSIONS

Lounge Diner 10' 3" x 13' 2" (3.12m x 4.02m)

Kitchen 6' 6" x 7' 0" (1.97m x 2.13m)

Bedroom 9' 0" x 13' 2" (2.73m x 4.02m)

Bathroom 5' 7" x 6' 11" (1.70m x 2.1m)

DIRECTIONS

Sandes Court is located on Sandes Avenue just a short distance along from KwikFit and the traffic lights. Once turned in towards the development, bear left into the parking area with the parking space to the flat clearly marked. The property is located in the first block by the parking space.

what3words///hails.spends.fault

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage

Tenure: Leasehold Management Fees and Ground Rent

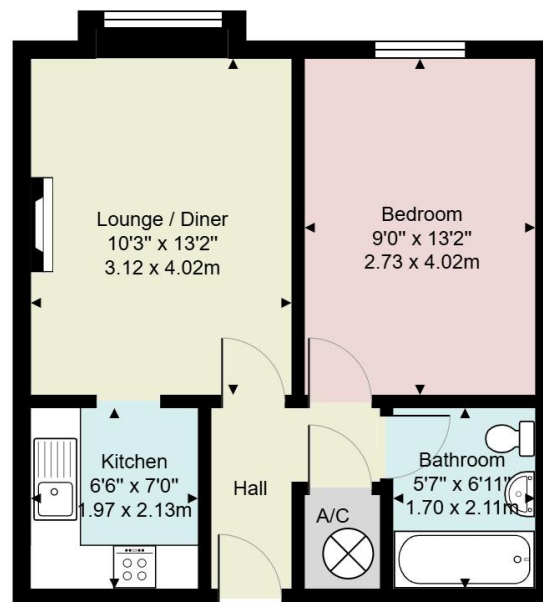
Apply. Please ask for details

Council Tax Band: B

EPC Grading: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2nd Floor

Approx. Total Area: 418 ft² ... 38.9 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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