



17 LOUND PLACE, LOUND STREET, KENDAL, CUMBRIA, LA9 7FE
£60,260 46.43% of Full Market Value

MILNE MOSER
SALES + LETTINGS

17 LOUND PLACE
LOUND STREET
KENDAL
LA9 7FE



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RESIDENTS
PARKING

OVERVIEW

Within walking distance of amenities, this one bedroom first floor flat is within a modern retirement development designed for residents over 55 years of age.

The easily maintained accommodation is all on the level and there are lifts to all floors, a residents lounge and shared facilities. Sold under a shared equity scheme, the property is available at an affordable price of 46.43% of the full market value. Neutral decor throughout, modern kitchen and wet room and available with no onward chain.

ACCOMMODATION

From the residents parking area, a communal hall, stairs and lift lead to all floors. Once on the first floor, there is a private front door leading into:

ENTRANCE HALL

Having an electric radiator, ceiling light and emergency alarm call panel. Cupboard housing the modern hot water cylinder.

LOUNGE DINER

13' 4" x 12' 8" (4.07m x 3.86m)

Having a double glazed window overlooking rooftops and trees. Electric radiator, wall mounted intercom phone, ceiling light, telephone point and a TV/satellite point.





KITCHEN

9' 2" x 9' 0" (2.78m x 2.74m)

Fitted with pale wood style base and wall units with grey speckled worktops and tiled splashbacks. Electric hob with canopy over, electric oven and a stainless steel sink with drainer. Space for a fridge freezer plumbing for a washing machine, two ceiling lights and a plinth/kickspace heater.

SHOWER ROOM

6' 8" x 8' 2" (2.03m x 2.50m)

A generous wet room with ample space for buyers with mobility issues. WC, wash hand basin and open shower area with wall hung seat, rail and central drain. Shaver point, a ceiling light, wall light and fan heater and an electric towel rail.

BEDROOM

11' 7" x 12' 9" (3.54m x 3.89m)

A good sized double bedroom with a double glazed window to the front aspect. Telephone point, a, electric radiator and television cabling.

EXTERNAL

To the front of the development is a communal garden area and a parking area shared between the residents. A residents lounge on the ground floor along with a laundry and the office for the manager. A hairdressers and guest suite are located to the first floor.



DIRECTIONS

Leaving Kendal on Aynam Road, follow the road round to the left onto Lound Road. Continue straight through at the traffic lights and then turn left again prior to the next lights onto Lound Street. Proceed to the end and into Lound Place. The property is located to the first floor to the right hand side of the entrance.

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GENERAL INFORMATION

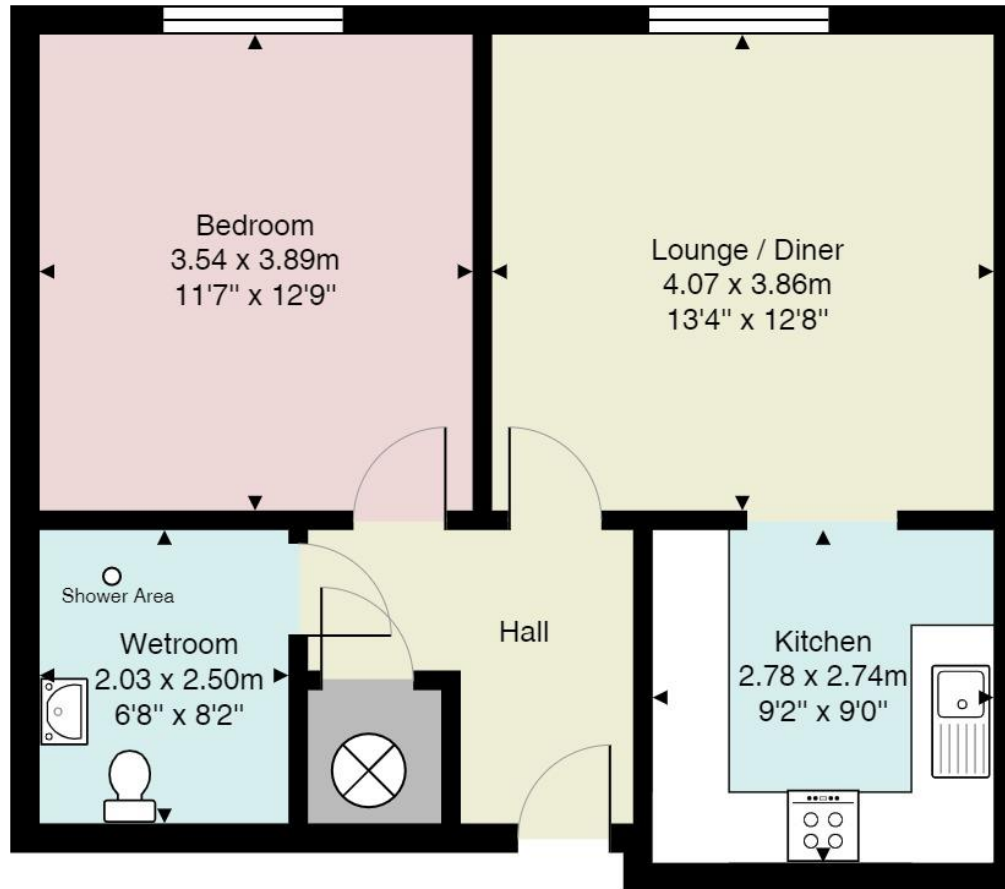
Mains Services: Water, Electric and Drainage

Tenure: Leasehold. Balance of a 999 lease from 2011. Sold on a shared equity scheme at 46.43% of full market value. Eligibility criteria applies, please ask for details. We are advised the management charge year to March 2023 is £2794.14 per annum and includes maintenance of communal area, window cleaning and building insurance

Council Tax Band: A

EPC Grading:





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





ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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