



19 RIVERDALE COURT, KENDAL, LA9 7LQ
£360,000

MILNE MOSER
SALES + LETTINGS

19 RIVERDALE COURT
NATLAND ROAD
KENDAL
LA9 7LQ



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GARAGE &
PARKING

OVERVIEW

Located on the second floor of a modern executive style development, this two bed roomed apartment is serviced by a lift and ideal for a range of buyers. Overlooking the River Kent at the rear, the apartment boasts views from the living room, dining room and both bedrooms. The balcony adds all important outside space and there is a well fitted kitchen. The master bedroom has a modern ensuite and there is a further shower room and utility space. An allocated parking space and garage with an electric door complete the picture of this desirable apartment which is available with no onward chain.

ACCOMMODATION

A secure entry door with intercom leads into the well maintained communal hallway. A light and bright stairwell or lift leads to all floors. Once on the second floor, a side corridor leads to just two apartments and a private front door into:

HALLWAY

A good sized hallway with space for cupboards or storage if required. Ceiling light, a radiator and built in coat cupboard. The boarded loft is accessed via a hatch and drop down ladder and has a light.

LIVING ROOM

15' 9" x 19' 7" (4.80m x 5.97m) max

An impressive room with UPVC double glazed French doors leading to the balcony, the views across the river towards trees are fantastic. Semi open to the dining area, the living room also has a polished limestone style fire surround with electric fire, two





radiators, a ceiling light and three wall lights. Telephone point and a TV/FM/Satellite point.

BALCONY

Having a glass balustrade for maximum view, the balcony is a wonderful outside space with space for pots and a bistro set - the perfect place to bird watch and spot the otters that frequent the river. There is an awning and decked floor.

DINING ROOM

9' 0" x 8' 0" (2.74m x 2.43m)

UPVC double glazed window facing the rear aspect with view towards the river. Radiator, ceiling light and open access to the kitchen.

KITCHEN

10' 5" x 8' 4" (3.19m x 2.55m)

Fitted with white farmhouse style base and wall units, pine knob handles, wood effect worktops and tiled splashbacks. Stainless steel one and a half bowl sink with drainer, a gas hob with hood above, electric oven and microwave, an integrated fridge freezer and dishwasher. Under unit lighting, a ceiling light and radiator.

BEDROOM

11' 1" x 16' 3" (3.39m x 4.96m)

Two UPVC double glazed windows overlooking the river to the rear. Ceiling light, radiator and both television and telephone points.

ENSUITE

9' 1" x 6' 3" (2.77m x 1.89m)

A modern stylish ensuite fitted with a double walk in cubicle, a wash hand basin and WC. Tiling and aquaboard panelling to the walls, a heated towel rail, pelmet lighting and a ceiling light. Extractor, a shaver point and large inset mirror.

BEDROOM

8' 8" x 17' 3" (2.64m x 5.25m) max

Another good sized bedroom with a UPVC double glazed window overlooking the river, a radiator and ceiling light.

SHOWER ROOM

9' 0" x 5' 3" (2.75m x 1.60m)

Fitted with a concealed cistern WC, a vanity wash basin and a shower cubicle. There is tiling to the walls, two ceiling lights, pelmet lighting and an extractor. Heated towel rail and a shaver point.



UTILITY

4' 6" x 5' 4" (1.38m x 1.63m)

A real bonus to the property and a rarity in an apartment, the utility is fitted with a base unit, worktops and has plumbing for a washing machine. Wall mounted Vaillant boiler, a ceiling light and extractor.

EXTERNAL

Well maintained gardens surround Riverdale Court and are thoughtfully planted with flowering shrubs, ornamental trees and grassed areas. Each apartment has allocated parking with number 19's clearly marked adjacent to the garage block.

GARAGE

9' 6" x 19' 4" (2.90m x 5.89m)

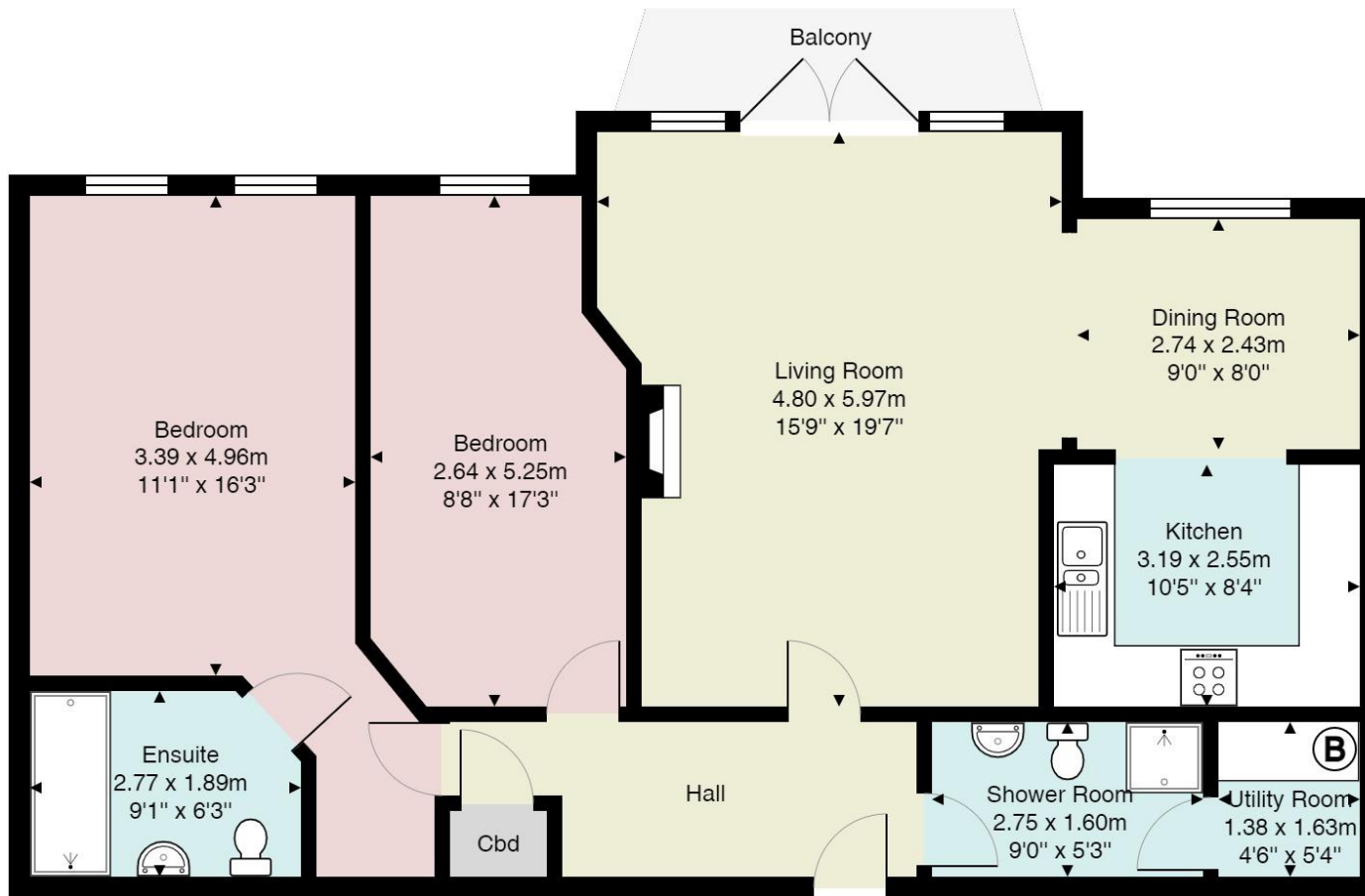
Having an electric roller door, power and light.

DIRECTIONS

Leaving Kendal on Lound Road, take the second exit at the roundabout onto Natland Road. Riverdale Court is a modern development of apartments to the right hand side with number 19 located in the first block.

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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





GENERAL INFORMATION

Services: Mains Drainage, Electric, Gas and Water
 Tenure: Leasehold. 999 year lease from 01/01/2001 Ground Rent: One Peppercorn. We are advised the current management charge is £3074.72 to Rowans Management Company
 Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

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SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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