



27 MAYFIELD AVENUE, HOLME, CARNFORTH, CUMBRIA, LA6 1PT
£105,000 60% of Full Market Value

MILNE MOSER
SALES + LETTINGS

27 MAYFIELD AVENUE HOLME CARNFORTH LA6 1PT



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PARKING

OVERVIEW

Well-presented throughout with modern decor, updated fittings and neutral carpets, this two bedroom ground floor flat is an ideal first time buy and available on a 60% affordable ownership scheme. The easily managed accommodation briefly comprises a good sized lounge diner which is open plan to the light kitchen space, two bedrooms and a fully tiled bathroom. Gas central heating and UPVC double glazing throughout. Being to the ground floor, the property has the advantage of a private flagged patio garden with space for a shed, pots and furniture. There are residents and visitors spaces at the rear. A fantastic property is a popular village and close to amenities.

The property is sold at 60% of the full market value. Eligibility criteria for both residency and financial situation apply, please ask for details.

ACCOMMODATION

A path leads to the pretty front door and into:

HALL

Having a built in double cupboard, downlights and a radiator. Decorated in modern tones, the hallway sets the style for the whole property.

LOUNGE DINER





11' 0" x 17' 8" (3.35m x 5.38m)

A good sized room, easily accommodating both a lounge and dining suite. Two UPVC double glazed windows face the side aspect and there is open access to the kitchen. Modern rustic wood feature wallpaper to one wall, a ceiling light and radiator. The kitchen and dining areas are zoned via different flooring.

KITCHEN

6' 10" x 7' 7" (2.08m x 2.32m)

Fitted with white gloss base and wall units, contrasting dark worktops and acrylic style splashbacks. Circular sink and drainer, an electric hob with canopy above, electric oven and integrated microwave. The dishwasher, washing machine and fridge are also integrated. Under unit lighting, downlights and the boiler is concealed to wall cupboard. A part glazed door leads to the rear patio.

BEDROOM

12' 1" x 8' 8" (3.69m x 2.65m) max

Accessed via a space saving sliding door, the larger of the two bedrooms has a UPVC double glazed window, radiator and ceiling light.

BEDROOM

7' 2" x 7' 9" (2.19m x 2.37m)

Facing the front aspect, the second bedroom is equally suited to a dressing room or home office depending on a buyer's needs. UPVC double glazed window, radiator and a ceiling light. Space saving sliding door.

BATHROOM

6' 6" x 6' 0" (1.98m x 1.84m)

Fully tiled and having under floor heating, the bathroom is fitted with a stylish suite white suite. Comprising a half pedestal wash hand basin, a WC and bath with shower over and a screen. A frosted UPVC double glazed window faces the side aspect and there are downlights to the ceiling, an extractor and illuminated mirror with built-in magnifier.



EXTERNAL

To the front of the property is a gravelled low maintenance space with border beds and central path to the front door. At the rear is an enclosed patio with external light and tap. The shed has power connected and is to stay. A gate leads to the rear communal parking area. Number 27 has a private space and there are shared visitors spaces.

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

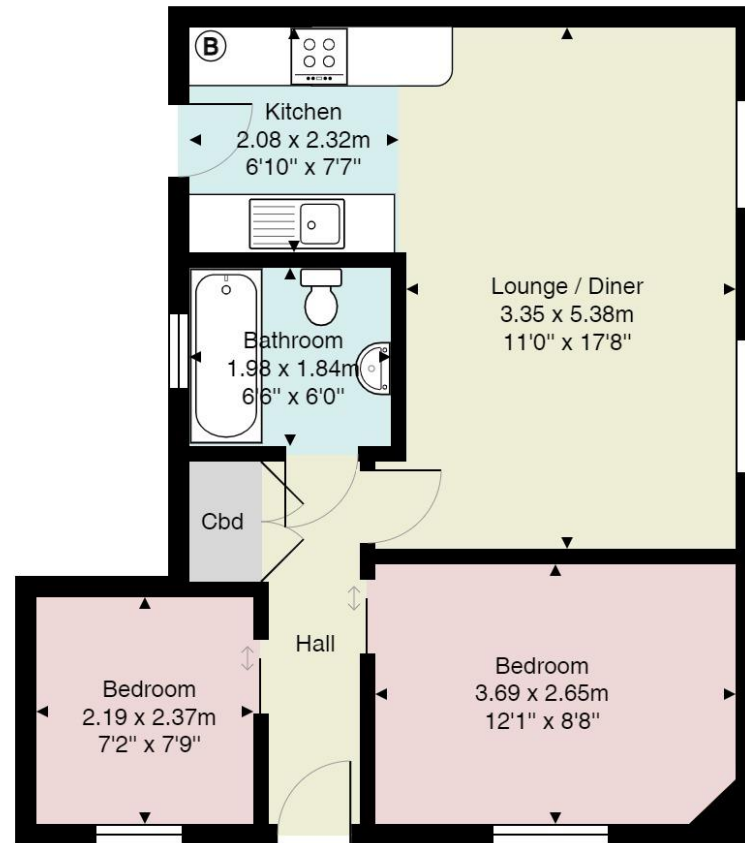
Tenure: Leasehold. Balance of 999 year lease from 10/08/2009.

Peppercorn ground rent. Each property is responsible for their own insurance and maintenance costs are split 50/50 with the first floor flat. There is shared responsibility between residents for the parking area. The Affordability criteria states the property may only be used as a principal home and must be sold at 60% of the full market value - financial eligibility applies. Buyers must live within the parishes of Holme, Burton in Kendal, Hutton Roof, Beetham, Lupton, Kirkby Lonsdale, Milnthorpe or Arnsdale.

Council Tax Band: A

EPC Grading: C





Ground 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





DIRECTIONS

Leaving Milnthorpe heading towards Ackenthwaite, turn right at Dallam School towards Holme. Continue through Whassett and on reaching Holme village turn left onto Mayfield Avenue. Mayfield Avenue runs into the new development forming part of Pear Tree Park. Number 27 is on the right hand side just a short distance along.

what3words.com/laces.list.handbag

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	75	75
(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 Milnthorpe Team:

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