



11 GARDINER BANK, KENDAL, CUMBRIA, LA9 4SL
£170,000

MILNE MOSER
SALES + LETTINGS

11 GARDINER BANK KENDAL LA9 4SL



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PARKING

OVERVIEW

With excellent views across town at the rear, this deceptive two bedroom maisonette is a perfect first time buy, rental investment or lock and leave second home.

The easily managed accommodation is over two floors with a semi open plan kitchen, dining and lounge space on the entry level and two bedrooms and a shower room to the first floor. Forming part of a modern development, each property has private parking and there are designated visitors spaces. Number 11 has a covered parking bay with tandem space for two cars.

The location is perfect for the town centre - close enough to be convenient for all amenities but without the crowds and noise. Kendal Green is just a stone's throw away.

The property is double glazed and gas centrally heated and available with no onward chain.

ACCOMMODATION

Approaching the property via the communal walkway, a part glazed private front door leads into:

HALL

Having hanging space for coats, a ceiling light and wall mounted fuseboard/consumer unit.





KITCHEN

6' 10" x 13' 3" (2.08m x 4.03m)

A frosted double glazed window faces the front aspect. Fitted with wood grain effect base and wall units, speckled worktops and a white one and a half bowl sink with drainer. There is a gas hob with hood above, an electric oven, space for an undercounter fridge and plumbing for a washing machine. Tiled splashbacks and a radiator. Wall mounted Vaillant boiler and open access to the lounge area.

LOUNGE

10' 4" x 11' 8" (3.16m x 3.56m)

Buyers will be immediately drawn to the fantastic view at the rear over Kendal town towards Benson Knott - double glazed French doors open onto a Juliet balcony. There is a cupboard under the stairs, a ceiling light and television point.

LANDING

Having access to the loft and a ceiling light.

BEDROOM

10' 0" x 11' 6" (3.06m x 3.51m)

A good sized double bedroom with a ceiling light and radiator. The double glazed window has a lovely view over town towards distant hills and dales.

BEDROOM

10' 0" x 6' 7" (3.06m x 2.00m)

The second bedroom faces the front aspect and has a built in platform for a cabin bed/mattress, a ceiling light and a radiator. Built in cupboard over the stairs and a double glazed window.



SHOWER ROOM

3' 10" x 7' 11" (1.16m x 2.42m)

Fitted with a double shower cubicle with Triton shower, a WC and pedestal wash hand basin. There is a ceiling light, extractor, a vanity light with shaver point and a radiator.

EXTERNAL

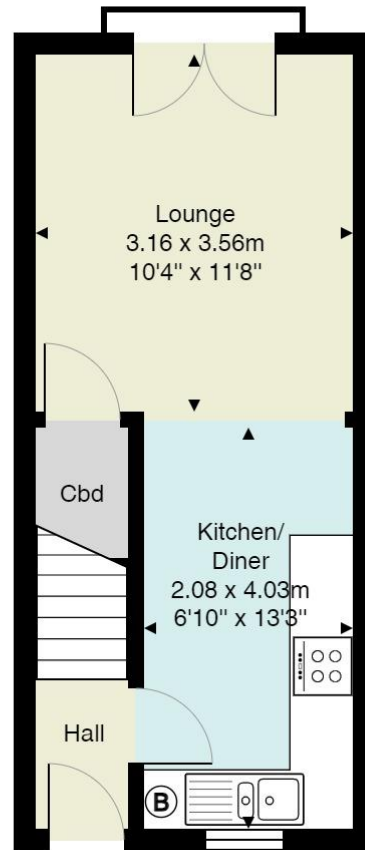
Gardiner Bank is a well-managed and maintained development with communal gardens, parking areas and a bin store. Number 11 has a private covered parking bay (directly beneath the property) with space for two cars - one in front of the other.

DIRECTIONS

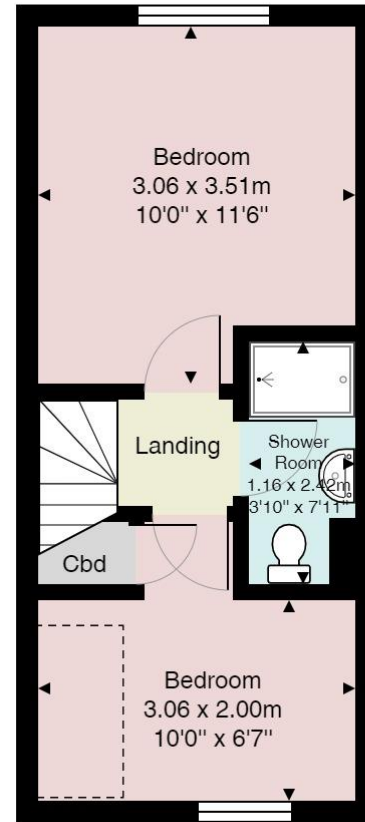
Leaving Kendal on Windermere Road, turn right at the crossroads onto Green Road. Pass Kendal Green on the left hand side, then turn right onto Caroline Street. Gardiner Bank is on the right hand side set back from the road.

what3words.com/birds.leave.park





Ground Floor



1st 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

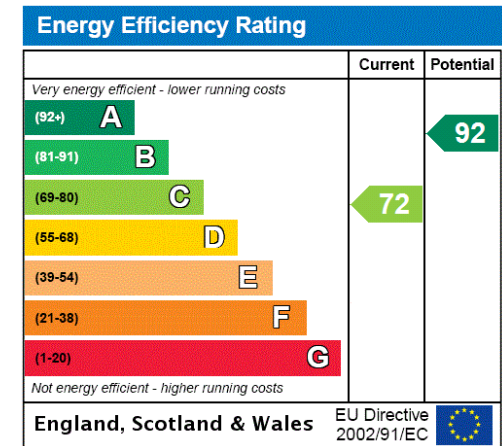




GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Leasehold. 999 year lease from 1st January 1996
 Council Tax Band: C
 EPC Grading: C

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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