



4 COCK & DOLPHIN YARD, KENDAL, CUMBRIA, LA9 5FE
£104,775 63.5% of Full Market Value

MILNE MOSER
SALES + LETTINGS

4 COCK & DOLPHIN YARD
KENDAL
CUMBRIA
LA9 5FE



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OVERVIEW

Within walking distance of the shops, bars, restaurants and gym, this first floor flat is an ideal first time buy and available with no onward chain. Being to the first floor ensures the flat is light and bright and there are river views from the front facing lounge and kitchen. Both bedrooms are to the rear and there is a stylish shower room. Electric heating and modern fittings throughout. Forming part of a modern development of town houses and flats on the site of a former public house, the property is sold at 63.5% of full market value on an affordable housing scheme - Section 106 and eligibility criteria applies, please ask for details.

ACCOMMODATION

The property is accessed via the rear of the main building. A secure entry door leads into a communal entrance and stairs up to each floor. A private front door leads into:

ENTRANCE HALL

Having a good sized cylinder and storage cupboard with a shelf. Ceiling light.

LOUNGE DINER

12' 4" x 17' 6" (3.76m x 5.33m) into bay

A light and bright room with a traditional bay window overlooking the river to the front. Ceiling light, electric heater and Satellite/TV/Telephone/Radio socket. Open Reach socket and wall mounted secure entry phone. Sash effect double glazed windows and open access to the kitchen.





KITCHEN

6' 1" x 8' 4" (1.87m x 2.54m)

Also having a view across Milnthorpe Road to the river. The kitchen is fitted with pale oak style base and wall units, a one and a half bowl sink with drainer and pull out tap, an electric hob with canopy above and an electric oven. There are tiled splashbacks, space for a fridge freezer and plumbing for a washing machine. Ceiling light and a sash effect double glazed window.

BEDROOM

10' 1" x 13' 0" (3.07m x 3.85m)

A double bedroom with an electric heater, a ceiling light and sash effect double glazed window.

BEDROOM

8' 8" x 9' 0" (2.63m x 2.74m) max

The second bedroom is also at the rear of the property and has a ceiling light and radiator. Sash effect double glazed window.

SHOWER ROOM

5' 6" x 6' 7" (1.68m x 2.00m)

A stylish and modern shower room with a large walk in shower cubicle with both a fixed head and riser spray, a vanity wash hand basin and WC. Contemporary grey toned tiling, a chrome heated towel rail and large wall mirror. Downlights to the ceiling and an extractor.

EXTERNAL

Forming part of a modern development, there is a residents storage area to the side of the building plus a drying area.



GENERAL INFORMATION

Services: Mains Water, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 1/1/2011.

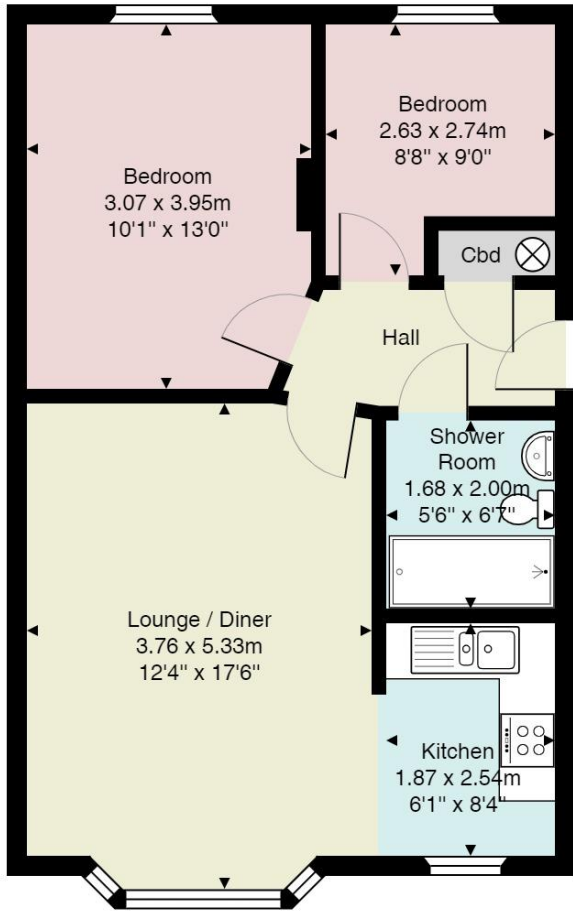
Annual ground rent of £100 and a monthly service charge of £ The property is subject to a local occupancy and affordability requirement and sold at 63.5% of Full Market Value. The property must be used as a principal home and must not be let or used as a second property. Full details of eligibility are available and buyers must complete a Low Cost Home application with Westmorland and Furness Council.

Council Tax Band: B

EPC Grading: B

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





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

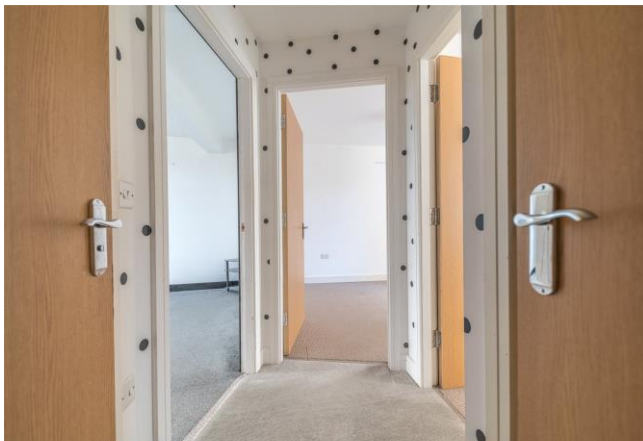




DIRECTIONS

Entering Kendal from the south on Milnthorpe Road, Cock and Dolphin Yard is located on the left hand side as the one way system starts at the junction of Nether Bridge and Kirkland.
what3words.com/city.caked.swaps

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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