



25 LEVENS CLOSE, KENDAL, CUMBRIA, LA9 7LU
£149,950

MILNE MOSER
SALES + LETTINGS

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KENDAL,
CUMBRIA,
LA9 7LU



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PARKING

GENERAL OVERVIEW

Located on a quiet cul-de-sac, this spacious two bedroom ground floor apartment is a part of a small development, with resident parking. Within walking distance of Kendal town centre and close to local amenities, it is in a desirable location making it a great purchase for first time buyers, or as an investment opportunity and is available with no onward chain.

ACCOMMODATION

A half glass paned external door leads into a communal hallway with automatic ceiling light. The two ground floor flats have front doors opposite each other, No 25 is to the right. A secure heavy-duty door leads into:





ENTRANCE

Spacious hallway giving access to all rooms. A large, walk in cupboard is on the left-hand side of the hall offering ample storage space. Two smaller cupboards, ceiling lights and radiator.

BEDROOM 1

6'7" x 9'6"

A single bedroom is situated to the right-hand side of the property, with a UPVC double glazed window to the front aspect. Carpeted, ceiling light and radiator.

BEDROOM 2

11'4" x 10'7"

The large, double bedroom is located to the rear of the property, with a UPVC double glazed window giving a view out over the shared garden and local play park. Carpeted with painted walls, ceiling light and radiator.

LOUNGE

11'4" x 14'7"

The spacious lounge has two UPVC double glazed windows, one large to the side aspect and one high level offering plenty of natural light. There is a LED electric fire, ceiling and wall lights, carpeted and radiator.

KITCHEN

12'8" x 8'6"

The kitchen is situated at the rear of the property, with ample space for dining as well as cooking. Oak effect laminate wall and base units with complimenting worktops. Tiled splashbacks, stainless steel single sink, freestanding electric cook and a glo-worm boiler located in the corner. One UPVC double glazed window to the front aspect, as well as a high level UPVC double glazed window to the side aspect. Wood effect laminate flooring, ceiling light and radiator.



BATHROOM

5'4" x 6'9"

A modernised bathroom, with a double walk-in cubicle, fitted with chrome overhead shower. Wall mounted sink basin and WC. Floor to ceiling aqua board panels to the walls and grey wood effect laminate flooring. Heated towel rail, extractor fan and frosted UPVC double glazed window.

EXTERNAL

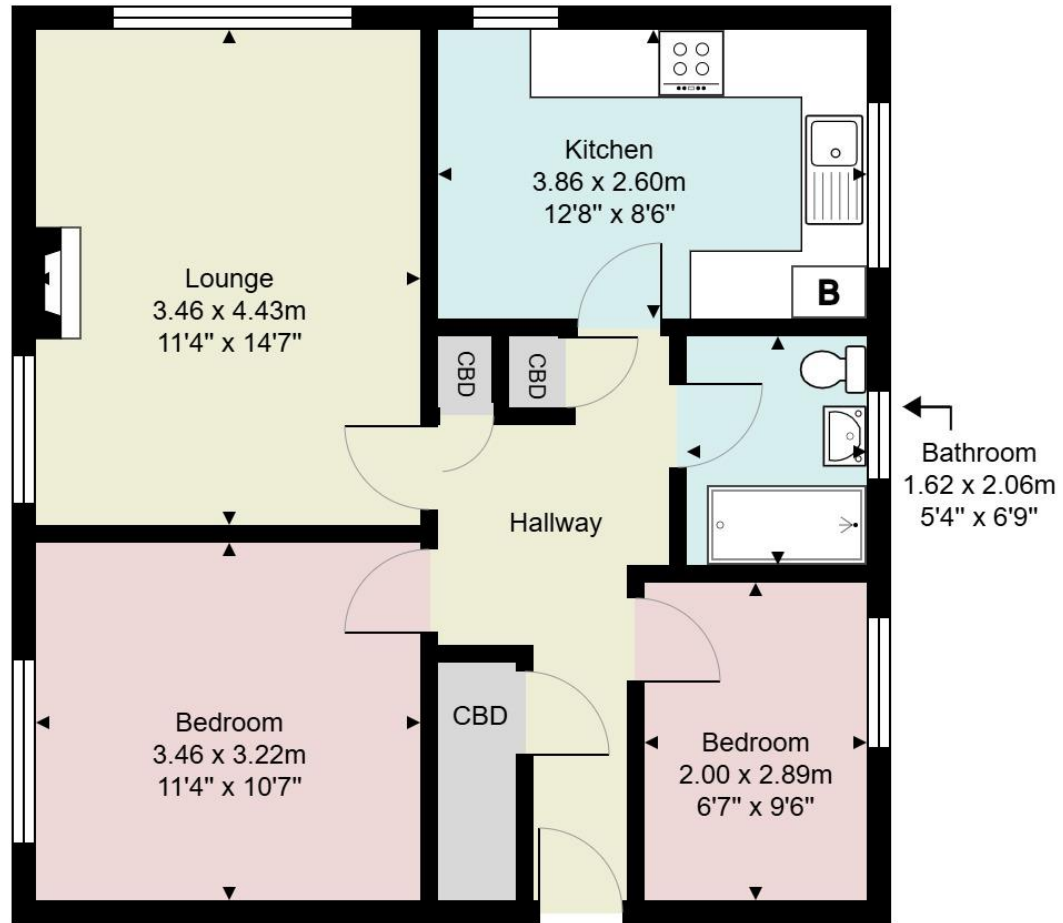
The front garden has potential for a quiet seating area with space for planting. The rear garden is shared, accessed through the rear communal door, or via walking around the complex. Gravelled area, fenced and gated with washing lines for use of residents. Parking is for residents and visitors of the cul de sac.

DIRECTIONS

Leaving Kendal on Lound Road, take the second exit at the roundabout onto Natland Road. Continue along and Levens Close is signposted on the left-hand side. No 25 is located on the right-hand side of the cul de sac.

what3words.com/sport.lift.dairy





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

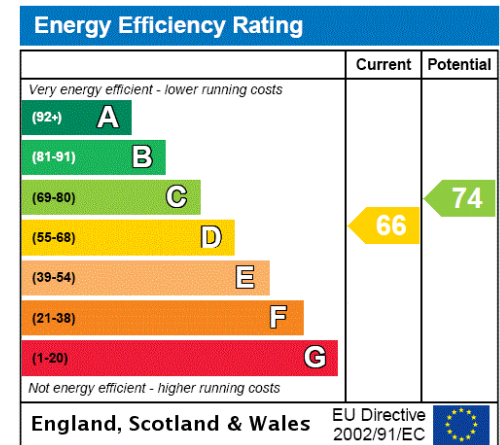




GENERAL INFORMATION

Mains Drainage, Electric, Gas and Water
 Tenure: Tenure: Leasehold
 125 Years from 11th April 1991
 Service Charge: £525.69 for year 2024-2025
 Ground Rent: £10 per annum
 Council Tax Band: B
 EPC Rating: D

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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