



15 ROCHESTER GARDENS, OXENHOLME, KENDAL, CUMBRIA, LA9 7TE
£140,000 Shared Ownership at 50% of Full Market Value

MILNE MOSER
SALES + LETTINGS

15 ROCHESTER GARDENS
OXENHOLME
KENDAL
LA9 7TE



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PARKING

OVERVIEW

Forming part of a small modern development on the outskirts of Kendal, this one bedroom semi-detached bungalow is perfect for those looking to downsize or for easily maintained one level living.

Completed in 2018, the bungalow is sold at 50% of the full market value with an option to staircase and purchase 100%. The property has a good sized light bright kitchen diner, lounge with doors to the garden, a double bedroom and stylish shower room. The garden has been landscaped and is ideal for buyers who enjoying gardening. Two parking spaces are at the side.

Available with no onward chain, the property is convenient for Westmorland General Hospital, Asda supermarket, Oxenholme Mainline Station and public transport routes.





ACCOMMODATION

At the side of the property, a ramped access path leads to the glazed front door with a canopy porch above.

HALL

3' 8" x 13' 10" (1.11m x 4.22m)

Attractive wooden doors lead to all accommodation and there is a good sized cupboard with hanging space for coats. Ceiling light and a radiator. Access to the loft.

LOUNGE

10' 2" x 10' 1" (3.11m x 3.08m)

Having a lovely outlook over the rear, the lounge has UPVC double glazed French doors lead to the patio and rear garden, a radiator and ceiling light. TV/Satellite point and an Open Reach socket.

KITCHEN DINER

10' 3" x 20' 5" (3.12m x 6.21m) max

A good sized room with a UPVC double glazed box bay window in the dining area faces the front - perfect for watching the world go by and there is a further UPVC double glazed window in the kitchen. The kitchen area is fitted with grey shaker base and wall units with speckled worktops and a stainless steel one and a half bowl sink with drainer. There is a gas hob with canopy above and an electric oven. Plumbing for a washing machine and space for a fridge freezer. Downlights to the kitchen area, a ceiling light and two radiators.

BEDROOM

10' 2" x 10' 1" (3.11m x 3.08m)

A UPVC double glazed window overlooks the rear garden and there is a ceiling light, radiator and television point.



SHOWER ROOM

6' 3" x 6' 2" (1.90m x 1.89m)

A modern and stylish shower room with large walk in cubicle with handrails and a Mira shower, a pedestal wash hand basin and WC. Aqua board panelling to the shower cubicle and co-ordinating wall tiles, a mirrored cabinet, shaver point and glass shelf. There are downlights to the ceiling, an extractor and chrome heated towel rail.

EXTERNAL

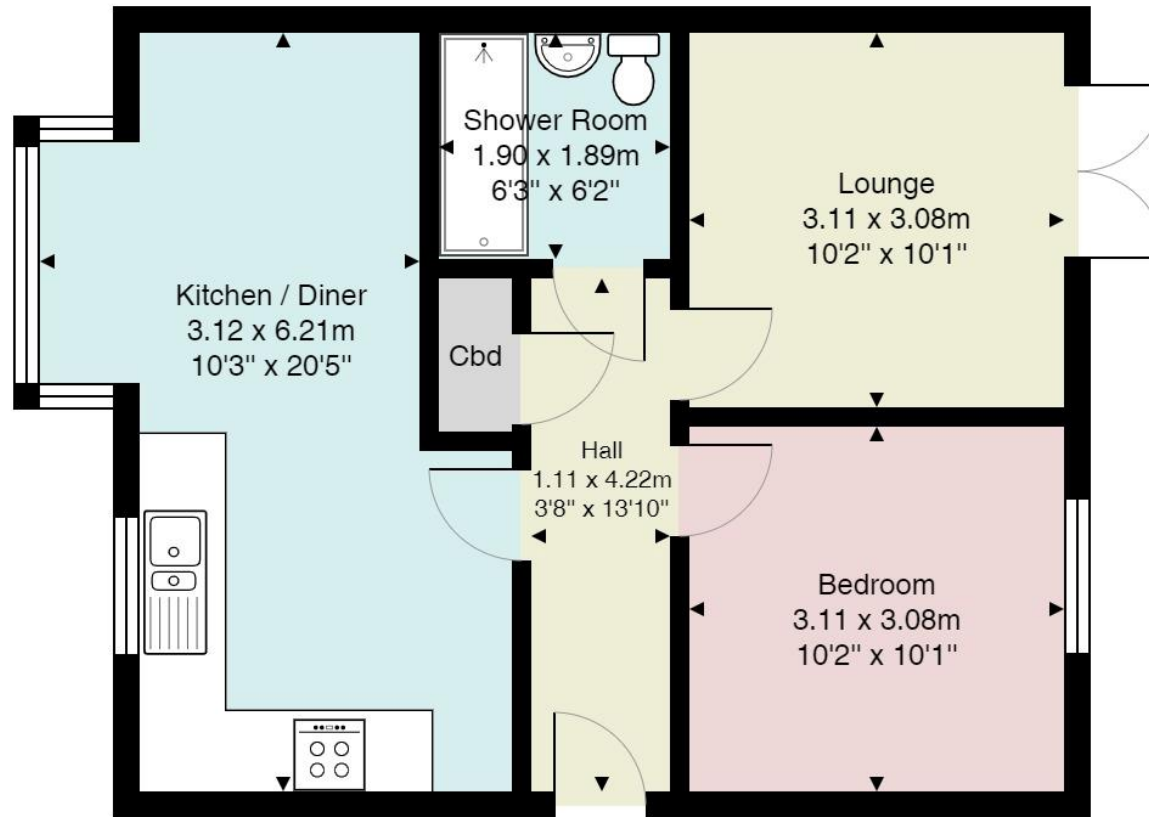
The bungalow has well maintained garden areas to both the front and rear. The front garden is lawned and enclosed by low evergreen hedging and a border. Tap. A gate at the side leads into the rear garden. Having a private feel, the rear garden has a patio adjacent to the bungalow and level lawn. Sleeper edged beds are planted with shrubs and evergreens and there is a summerhouse. To the side of the property are two parking spaces.

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Leasehold. Balance of 125 year lease from 10th December 2018. Sold on a shared ownership basis at 50% of Full market value with the remaining 50% owned by Haylo Housing. Staircasing options available to purchase 100%. Monthly rent of £249.82 is payable plus £24.76 lease management fee and £8.90 Buildings Insurance. A yearly management charge for 24/25 of £378.36
Council Tax Band: B
EPC Grading: B





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 Kendal on Burton Road, A65, proceed past the leisure centre and straight on at the traffic lights. Continue past Asda and Westmorland General Hospital towards Oxenholme. Pass the petrol station with Rochester Gardens being the next left hand turn. Once in the cul de sac, follow round to the right with the number 15 being the last bungalow.
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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		127
(92+) A		
(81-91) B	81	
(69-80) C		
(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:

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