



28 LOUND PLACE, LOUND STREET, KENDAL, CUMBRIA, LA9 7FE  
**£60,187 48.5% of Full Market Value**

**MILNE MOSER**  
SALES + LETTINGS



28 LOUND PLACE  
LOUND STREET  
KENDAL  
LA9 7FE



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RESIDENTS  
PARKING

#### OVERVIEW

Located within walking distance of the town centre, this generous second floor flat is perfect for those looking to downsize to manageable accommodation.

Accessed via a lift, the flat is positioned on a corner and has pleasant outlooks over the communal garden from the lounge and kitchen and towards Serpentine Woods from the bedroom. Requiring some updating, the flat is available with no onward chain and is the perfect opportunity to create a light and airy space.

Lound Place is a well-managed block of retirement apartments with communal facilities and lovely well-tended gardens.

The flat is sold on a shared equity scheme and is available at 48.5% of the full market value. Subject to a local occupancy clause and buyers must be over the age of 55.

#### ACCOMMODATION

From the residents parking area, secure entry communal doors lead into the ground floor space. Stairs and a lift lead to all floors. Once on the second floor, proceed left to the end of the corridor where a private front door leads into:

#### HALL

Having an electric radiator/heater, ceiling light and built-in cupboard with hot water cylinder. Wall mounted assistance alarm.







#### LOUNGE DINER

13' 3" x 12' 9" (4.04m x 3.88m)

A pleasant room with two double glazed windows overlooking the pretty communal garden at the side. There is an electric radiator/heater, a ceiling light and wall mounted secure entry intercom phone. Telephone point, a television/satellite point and point for FM/DAB radio.

#### KITCHEN

9' 2" x 9' 0" (2.80m x 2.74m)

Also overlooking the communal garden, the kitchen is fitted with a good range of wood effect base and wall units, wood grain style worktops, tiled splashbacks and a stainless steel sink with drainer. There is space for a fridge freezer and plumbing for a washing machine. Electric hob with hood above, an electric oven, under unit lighting and an extractor. Two ceiling lights.

#### BEDROOM

11' 8"/6' 10" x 16' 7"/12' 9" (3.56m/2.08m x 5.06m/3.89m)

A double glazed window overlooks the parking area towards Serpentine Woods in the distance. There is an electric radiator/heater, a ceiling light and telephone point. A good sized double bedroom.

#### SHOWER ROOM

6' 3" x 8' 1" (1.90m x 2.46m)

A wet room style space fitted with a quadrant shower enclosure, a wash hand basin and WC. Electric towel rail, a shaver point, vanity light and wall mounted electric fan heater. Ceiling light and an extractor.





#### EXTERNAL AND COMMUNAL FACILITIES

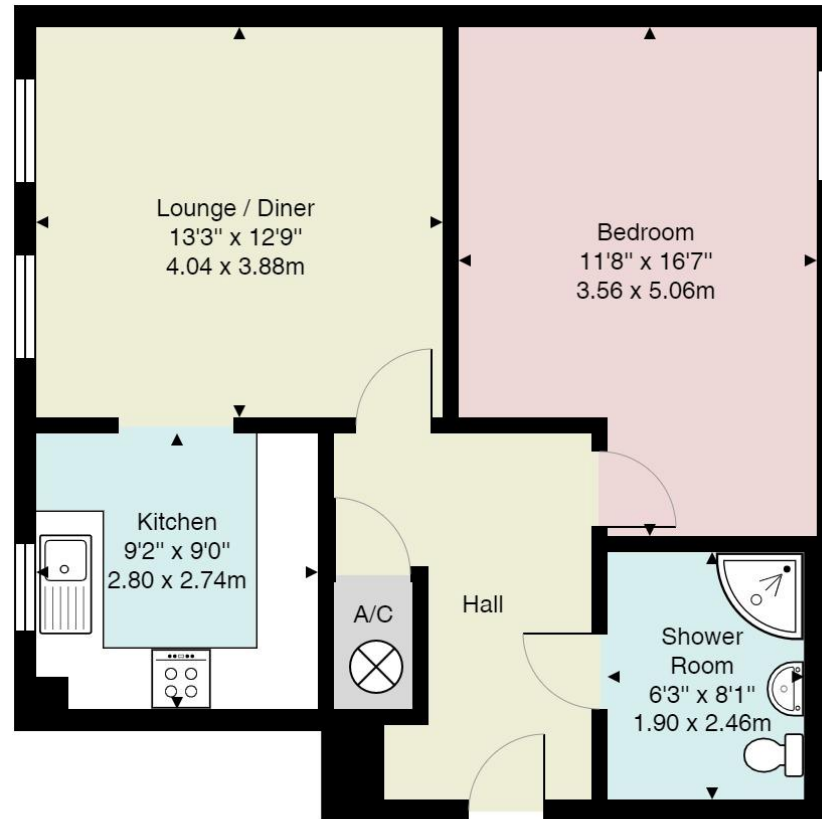
To the front of the development is a shared parking area with access at the side the lovely well-tended garden. The garden has numerous seating areas, clipped evergreen borders and flower beds. There is a residents lounge on the ground floor along with a laundry and managers office. A guest suite, available at an extra charge, is located on the first floor along with a hairdressers.

#### DIRECTIONS

From Lound Road, turn onto Lound Street and proceed to the end into Lound Place. The flat is located on the second floor to the far right corner.

[what3words:///circle.digit.moss](http://what3words:///circle.digit.moss)





Second Floor

Approx. Total Area: 605 ft<sup>2</sup> ... 56.2 m<sup>2</sup>

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, Electric and Drainage  
 Tenure: Leasehold. Balance of Lease from 26/03/2010 for 999 years. Sold on a shared equity scheme at 48.5% of Full Market Value. Eligibility criteria applies and buyers must fulfil local occupancy requirements and be over 55 years of age. Management charges for 2025 are to be confirmed. Council Tax Band: A

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:  
 100 Highgate, Kendal, LA9 4HE  
**Telephone.** 01539 725582  
**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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