



Flat 5, 29-33 Finkle Street

Asking Price £135,000

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Thomson Hayton Winkley



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ACCOMMODATION

A well proportioned second floor apartment comprising entrance hall, sitting/dining room, kitchen, two double bedrooms and a bathroom conveniently located in the heart of Kendal within easy reach of all the shops, bars, restaurants, supermarkets and public transport services. Ideal first time buy.

ENTRANCE HALL

11' 5" x 5' 11" (3.48m x 1.81m)

Coat hooks.

SITTING/DINING ROOM

17' 9 max" x 16' 2 max" (5.41m x 4.93m)

Three single glazed sliding sash windows, two radiators, television point, two telephone points.

KITCHEN

10' 4 max" x 9' 7 max" (3.15m x 2.92m)

Double glazed sliding sash window, radiator, good range of base and wall units, sink unit, plumbing for washing machine, plumbing for dishwasher, built in oven, electric hob with extractor/filter over, space for fridge freezer, tiled splashback.

LANDING

20' 6" x 14' 4" (6.25m x 4.37m)

Radiator, built in cupboard housing hot water cylinder, loft access, entry phone.

BEDROOM

24' 8 max" x 10' 1 max" (7.52m x 3.07m)

Two single glazed sliding sash windows, two radiators, television point, telephone point, wall lights, loft access.

BEDROOM

10' 8 max" x 10' 5 max" (3.25m x 3.18m)

Two single glazed sliding sash windows, radiator, wall light, television point, telephone point.

BATHROOM

10' 6" x 6' 0" (3.22m x 1.85m) Double glazed sliding sash window, radiator, three piece suite in white comprises W.C. wash hand basin and bath with electric shower over, part tiled walls, tiled floor, wall light with shaver point, extractor fan.



Apartment 5, 29-33 Finkle Street, Kendal. LA9 4AB

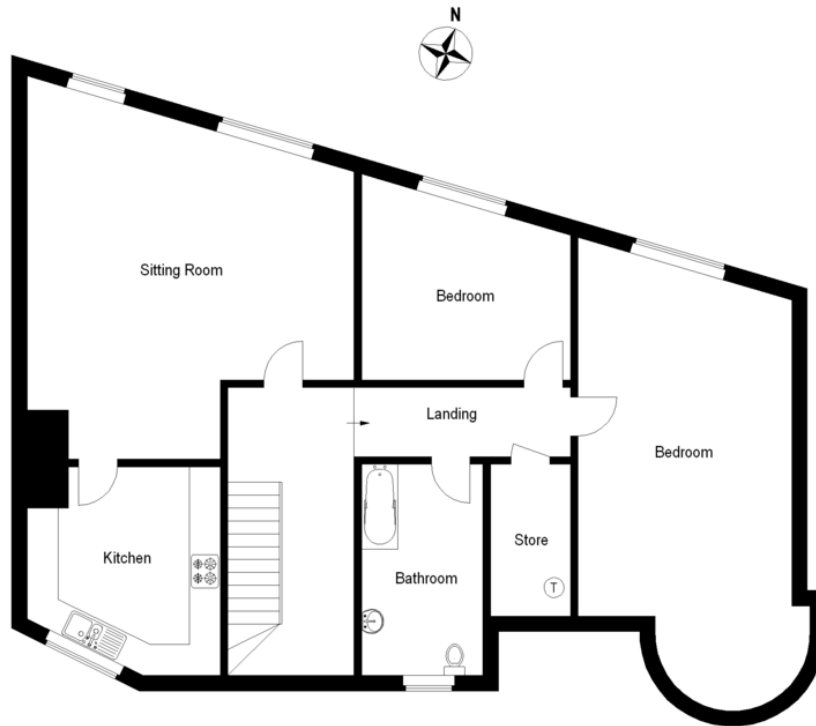


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID278147)

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Energy Performance Certificate

Flat 5, 29-33 Finkle Street, KENDAL, LA9 4AB

Dwelling type: Top-floor flat Reference number: 2378-7009-7244-2124-4890
 Date of assessment: 23 April 2014 Type of assessment: RGS45 existing dwelling
 Date of certificate: 23 April 2014 Total floor area: 87 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,970

Over 3 years you could save: £ 549

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 177 over 3 years	
Heating	£ 1,840 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 849 over 3 years	£ 549 over 3 years	
Totals	£ 2,970	£ 2,421	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Very energy efficient - higher running costs

Current	Potential
G	D

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Draught proofing	£0 - £120	£ 90	✔
2 Low energy lighting for all fixed outlets	£40	£ 54	✔
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 405	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/homeenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

DIRECTIONS

From our Kendal office head towards the Town Hall turning left on to Finkle Street at the TSB Bank. Proceed down Finkle Street and turn right down the alleyway before the Nationwide. The entrance is the door on the left immediately after Baba Ganoush and opposite The Staff of Life bakery.

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Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E. kendal@thwestestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E. windermere@thwestestateagents.co.uk

