



12 County Mews, Sandes Avenue, Kendal  
Asking Price £110,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## 12 COUNTY MEWS

A first floor apartment situated within a popular residential development centrally located within the market town of Kendal. The apartment is within level walking distance of the town's many local amenities including both the bus and rail services and offers easy access to the M6 and the Lake District National Park.

The well presented accommodation briefly comprises entrance hall with airing cupboard and storage space, open plan kitchen, dining and living space, one double bedroom with built in wardrobe and a bathroom. The apartment benefits from double glazing and electric heating.

Outside offers an allocated covered parking space.

The apartment will appeal to a range of purchasers including first time buyers and the buy to let investor.

12 County Mews is offered for sale with no upper chain.

### ENTRANCE HALL

11' 5" x 4' 11" (3.49m x 1.51m)

Timber and glazed entrance hall, fitted shelving and coat hooks, built in airing cupboard housing hot water cylinder.

### SITTING/DINING ROOM

14' 6" max x 11' 4" max (4.44m x 3.46m)

Two double glazed windows, two electric storage heaters, coving.

### KITCHEN

6' 11" x 6' 11" (2.11m x 2.11m)

Natural light from sitting/dining room, stainless steel sink, base and wall units, space for cooker and fridge, plumbing for washing machine, extractor fan, coving, fitted shelving, tiled splashbacks.

### BEDROOM

11' 9" max x 10' 1" max (3.60m x 3.08m)

Double glazed window, electric storage heater, built in wardrobe with shelving, coving, fitted mirror.

### BATHROOM

7' 5" max x 6' 11" max (2.28m x 2.12m)

Heated towel rail, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, extractor fan, fitted mirrored wall unit and fitted mirror, partial tiling to walls.

### OUTSIDE

There is an allocated covered parking space which is clearly marked. There is also a communal waste and recycling area.

### SERVICES

Mains electricity, mains water, mains drainage.

### COUNCIL TAX BANDING

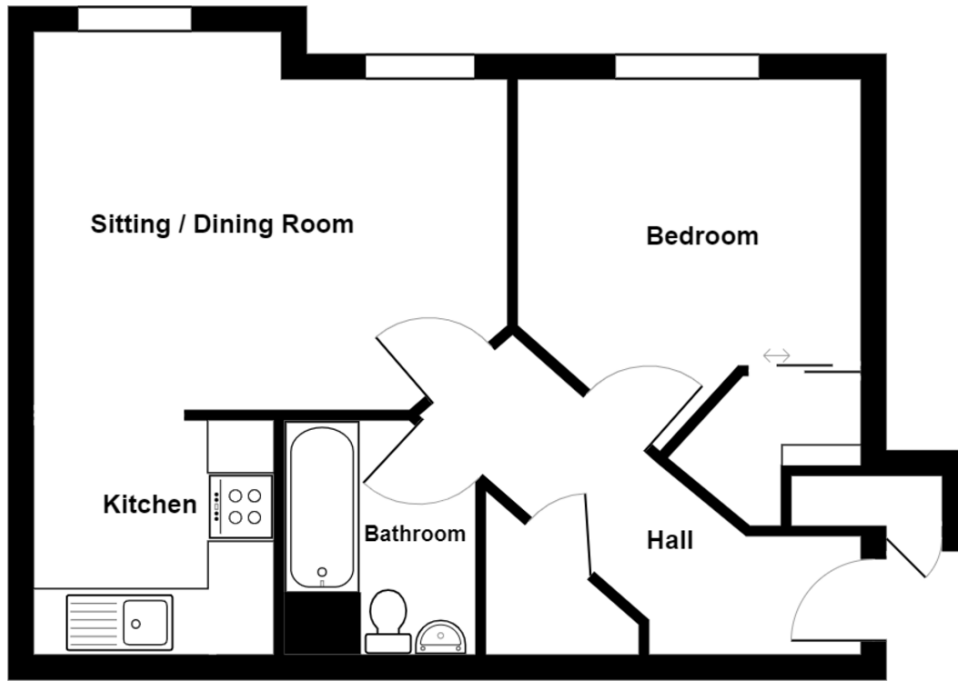
Currently band B as per the Valuation Office website.

### LEASEHOLD INFORMATION

LEASE LENGTH - 999 years from TBC

SERVICE CHARGE - £85 per month which includes Ground Rent





### 12 County Mews, Kendal

For illustrative purposes only - not to scale.  
The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	55   d	
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

From our Kendal office turn right on to Sandes Avenue and then take the first left hand turn in to County Mews. Access to number 12 is clearly marked on the door and is located on the first floor.

WHAT3WORDS:maps.career.elder

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