



## Levens

£225,000

### 1 Beathwaite Gardens, Levens, Kendal, Cumbria, LA8 8NG

1 Beathwaite Gardens is a well presented first floor apartment located within the popular Beathwaite Gardens development in the attractive South Lakeland village of Levens. This charming and picturesque village boasts a strong sense of community, offering residents a local shop, primary school, churches and a traditional public house. Conveniently situated, the property provides excellent access to the M6 motorway, the market town of Kendal and the nearby village of Milnthorpe. Whether you're seeking a retirement spot or a permanent residence, this location offers a blend of rural charm and accessibility.

### Quick Overview

- Ground Floor apartment
- Open plan living area
- Fitted breakfast kitchen
- Three Bedrooms
- Private balcony and communal gardens
- Peaceful village location
- No upward chain
- Easy to manage layout
- Residents parking & Garage
- B4RN broadband available\*



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B4RN  
Broadband\*



Allocated  
Parking

Property Reference: K7127





Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

Positioned to the front of the development, the apartment benefits from private off-road parking and access to well-maintained communal gardens.

The private entrance porch with space for coats and boots leads into a entrance hall providing access to a useful storage cupboard housing the hot water cylinder and leads to all main rooms.

The open-plan living/dining area area is a bright, welcoming space, being dual aspect having patio doors that open onto a flagged balcony with a pleasant aspect. The kitchen area is fitted with a range of wall and base units and is complemented by work surfaces with an inset stainless steel sink. Appliances include an integrated oven, a four-ring electric hob with a concealed extractor fan, dishwasher, washer/dryer and fridge freezer.

Bedroom one and bedroom two are well-proportioned doubles, both offering a side aspect having built in wardrobe and storage units. Bedroom three is a single room that shares the same outlook and could serve well as a study or home office.

The contemporary bathroom comprises a three-piece suite including; a bath with shower over, wash hand basin and WC.

Externally, the property offers generous off road parking for both residents and guests and also boasts a separate garage which offers additional storage space and includes a power socket. The property also comprises of a gravelled area to the side perfect for summer evenings and a well established shrub bed to the front. The communal gardens are beautifully maintained and provide a tranquil setting, complete with impressive views of the surrounding Lakeland fells, enhancing the appeal of this delightful apartment.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living/Dining Room 15' 5" x 13' 5" (4.70m x 4.11m)

Kitchen 10' 9" x 8' 2" (3.28m x 2.51m)

Bedroom One 10' 11" x 8' 10" (3.35m x 2.71m)

Bedroom Two 11' 2" x 8' 1" (3.42m x 2.47m)

Bedroom Three 7' 10" x 6' 3" (2.41m x 1.93m)



House Bathroom

Garage

Property information:

**Services:** Mains electricity, mains water and mains drainage.

**Tenure:** Leasehold -held on a balance of 999 year lease from 16 January 1998. The residents have a freehold share of the development.

**Service Charge** - the current charge is £1000 per annum which includes; communal area cleaning, building insurance, window cleaning, communal electricity, gardening, fire protection and sinking fund.

**Council Tax:** Westmorland and Furness Council - Band D

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** [///orbited.recently.hammer](https://www.what3words.com/orbited.recently.hammer)

On entering Levens village from the south, bear left just after the village shop and straight across at the crossroads onto Hutton Lane. Beathwaite Gardens can then be found on your left, turn into the development and the flat is then straight ahead to the front of the development.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three

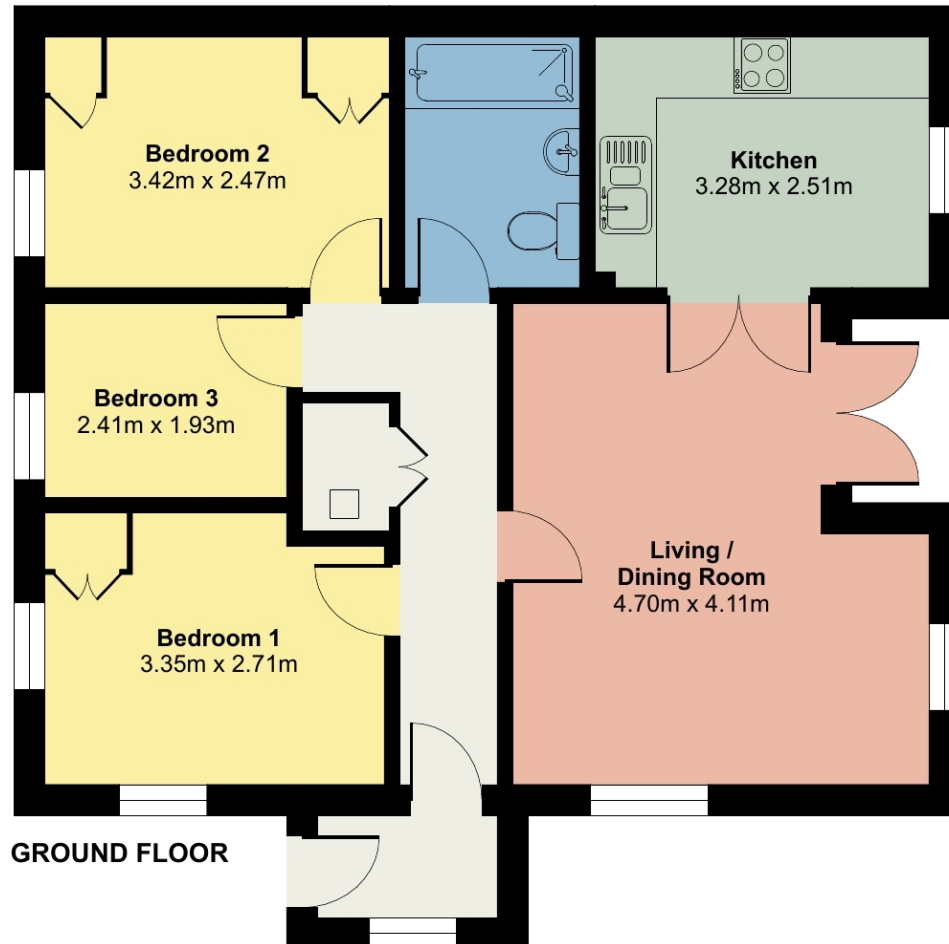


View

# Beathwaite Gardens, Levens, Kendal, LA8

Approximate Area = 694 sq ft / 64.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1312104

A thought from the owners... “Bright, tranquil, property which like the village itself, offers all you really need.”

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