



Levens

£195,000

3 Beathwaite Gardens, Levens, Kendal, LA8 8NG

Nestled in the heart of the picturesque village of Levens, this beautifully presented two-bedroom ground floor apartment offers a perfect blend of modern comfort and rural charm. With breath taking views of the surrounding fells, this property is ideal for those seeking tranquillity and a connection with nature.

Upon entering the hallway, you are greeted on the right-hand side by an inviting living area, bathed in natural light from the patio doors that lead onto a flagged balcony perfectly framing the stunning landscape.

Quick Overview

- Ground Floor Apartment
- Two Bedrooms
- No Onward Chain
- The Opportunity To Be Sold Partly Or Fully Furnished
- Well - Maintained Communal Gardens
- Bright Living Room With Balcony Terrace
- Popular Village Location
- Views To The Lyth Valley and Lakeland Fells
- Residents Parking
- B4RN Broadband Installed



2



1



1



D



B4RN
Installed



Residents
Parking

Property Reference: K7052



Living Room



Kitchen



Kitchen



Bedroom 1

The open-plan design seamlessly integrates the living, dining, and kitchen area, creating a versatile space for relaxation. The kitchen is well-appointed with convenient fixtures such as an integrated dishwasher, concealed extractor fan, 4 ring electric hob, space for a fridge/freezer and an under sink recess with plumbing for a washing machine. With part tiled walls and sleek wood effect flooring, this space is both practical and appealing.

The apartment comprises of two bedrooms, each offering a peaceful haven for rest and rejuvenation. The primary bedroom features built-in wardrobes with sliding mirrored doors. The second bedroom is equally charming, a cosy space with room for a single bed or conveniently positioned for a home office.

The modern bathroom is fitted with high-quality fixtures such as a vanity wash hand basin, walk in electric shower and chrome heated towel radiator. The bathroom also houses a wall mounted heater and extractor.

The property has recently benefitted from new electric heaters and UPVC windows throughout.

Additional conveniences include ample off road parking for the development and communal gardens, where you can enjoy the fresh air and enjoy the beautiful views over Lakeland fells.

Located in a charming village community, this apartment offers the best of both worlds – a serene countryside setting with easy access to local amenities, including a Village shop, traditional pub, and scenic walking trails. Whether you're looking for a permanent residence or a weekend getaway, this delightful apartment promises a lifestyle of peace and beauty.

Accommodation with approximate dimensions:

Ground Floor Flat

Entrance Hall

Living Room 14' 0" x 10' 11" (4.29m x 3.35m)

Kitchen/Breakfast Area 10' 9" x 7' 10" (3.29m x 2.41m)

Bedroom One 9' 8" x 8' 10" (2.97m + Wards x 2.71m + Wards)

Bedroom Two 9' 4" x 6' 0" (2.86m x 1.83m)

Bathroom

Property Information

Parking Residents parking space

Services Mains water and electricity

Tenure Leasehold -held on a balance of 999 year lease from 1ST of January 1996.

Service Charge & Ground Rent - the current charge is £1,100 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 C

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

Viewings Strictly by appointment with Hackney & Leigh Kendal Office

A thought from the owners.... "We have enjoyed such lovely times in a delightful home set in a charming and friendly village"

What3Words Location & Directions

///morphing.instructs.cake

When entering Levens village from the south, turn left just past the village shop and proceed straight through the crossroads onto Hutton Lane. Beathwaite Gardens will be on your left. Enter the development and park in the residents parking area. Number 3 is located by walking back towards the road, into the development and taking a right. The communal entrance door is on the right.

Anti Money 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 2



Bathroom

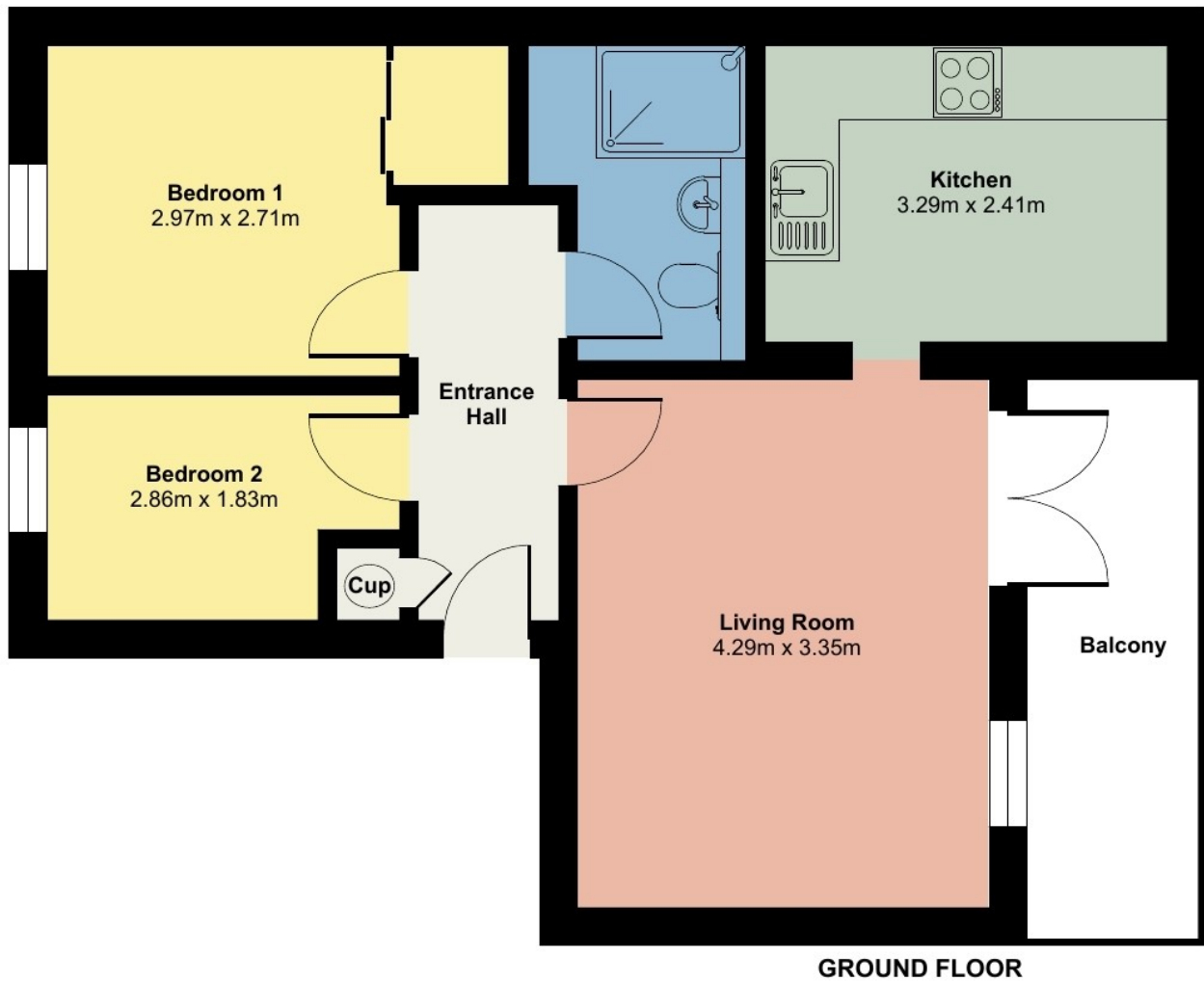


Rear Aspect

Beathwaite Gardens, Levens, Kendal, LA8

Approximate Area = 505 sq ft / 47 sq m

For identification only - Not to scale



A thought from the owners...

'We have enjoyed such lovely times in a delightful home set in a charming and friendly village.'

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/03/2025.

Request a Viewing Online or Call 01539 729711