



21 Eaveslea, New Road, Kirkby Lonsdale  
Asking Price £190,000

Your Local Estate Agents  
Thomson Hayton Winkley



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An appealing well presented ground floor two bedroom retirement apartment located within a small development of similar properties in the heart of Kirkby Lonsdale's market town within walking distance of Booths supermarket, the doctors surgery and the many shops, cafes and restaurants.







## 21 EAVESLEA

A well proportioned ground floor retirement apartment with pleasant far reaching views pleasantly situated within the heart of the market town of Kirkby Lonsdale. The apartment is conveniently placed for the many local amenities which include a variety of shops, cafes, public houses and restaurants, a doctors surgery, Booths supermarket, a library and bank and offers easy access to an excellent bus route and road links to the M6.

The well presented accommodation briefly comprises entrance hallway with storage and airing cupboards, sitting/dining room with French doors to the patio, modern fitted kitchen, two bedrooms and a modern shower room. The property benefits from double glazing and electric heating.

Outside offers a covered patio, communal gardens and development parking.

The apartment is offered for sale with no upper chain.

## ENTRANCE HALL

11' 8" max x 7' 3" max (3.58m x 2.23m)

Electric panel heater, built in cloaks and storage cupboard, built in airing cupboard housing hot water cylinder, entry phone.

## SITTING/DINING ROOM

18' 8" max x 11' 8" max (5.69m x 3.58m)

Double glazed French doors to covered patio with lovely views, double glazed window, electric storage heater, coving.

## KITCHEN

9' 8" x 8' 3" (2.97m x 2.54m)

Double glazed window, good range of base and wall units, stainless steel sink, built in oven, electric hob with Perspex splashback and extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine.





## **BEDROOM**

12' 1" max x 11' 9" max (3.69m x 3.59m)

Double glazed window, electric storage heater, quality fitted wardrobes.

## **BEDROOM**

9' 9" x 8' 1" (2.98m x 2.488m)

Double glazed window, electric storage heater.

## **SHOWER ROOM**

6' 8" max x 6' 5" max (2.05m x 2.01m)

Double glazed window, electric towel radiator, W.C. with concealed cistern and wash hand basin to vanity, fully panelled walk in shower with thermostatic shower fitment, fitted mirror with lighting, panelling to walls, extractor fan.

## **OUTSIDE**

There is a covered patio with far reaching views across the communal gardens, town and the fells beyond.

Development parking.

## **SERVICES**

Mains electricity, mains water, mains drainage.

## **COUNCIL TAX BANDING**

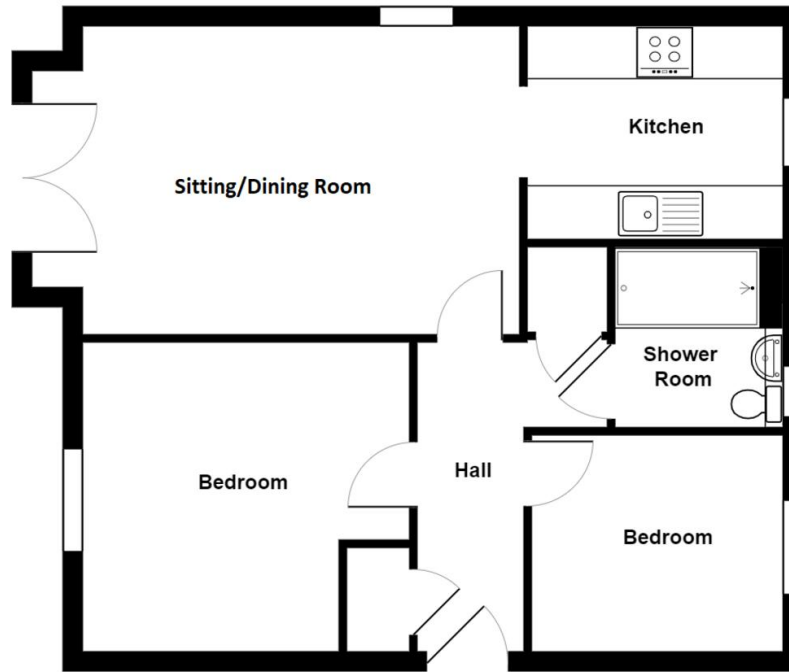
Currently Band C as per the Valuation Office website.

## **LEASEHOLD INFORMATION**

LEASE LENGTH 150 years from 1989

SERVICE CHARGE £157.00 per month





**Ground Floor**

21 Eaveslea, New Road, Kirkby Lonsdale

Total Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>



**Important Notice**

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		71   c
55-68	D	61   d	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From the Market Square proceed across the road onto New Road, continue up the hill and turn left on to Dodgsons Croft where the entrance to Eaveslea is located on the right.

**WHAT3WORDS:**

porridge.hesitate.gent

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