



Flat 1, Sedgwick House, Sedgwick – LA8 0JX

Kendal

Guide Price £375,000



# Flat 1

## Sedgwick House, Kendal

Set within extensive landscaped gardens, Sedgwick House is a Grade 2 Listed Building and was originally designed for the Wakefield family. This Victorian house was divided into nineteen apartments in 1989, Apartment 1 is a lovely three bedroom dwelling situated at the front of the property and with its own separate entrance. The apartment blends a wealth of original period features with modern day living and benefits from both allocated and visitor parking. Sedgwick House residents enjoy use of the communal leisure facilities which include a gym, pool room, table tennis room, tennis court, sauna and undercover swimming pool as well as fishing rights on the River Kent.

EPC Energy Efficiency: D

Tenure: Leasehold

961 years remaining on lease

Service charge: £681 per month



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GREENWOOD







### **Entrance**

The apartment entrance is accessed via the path to the left of the main entrance.

### **Hallway**

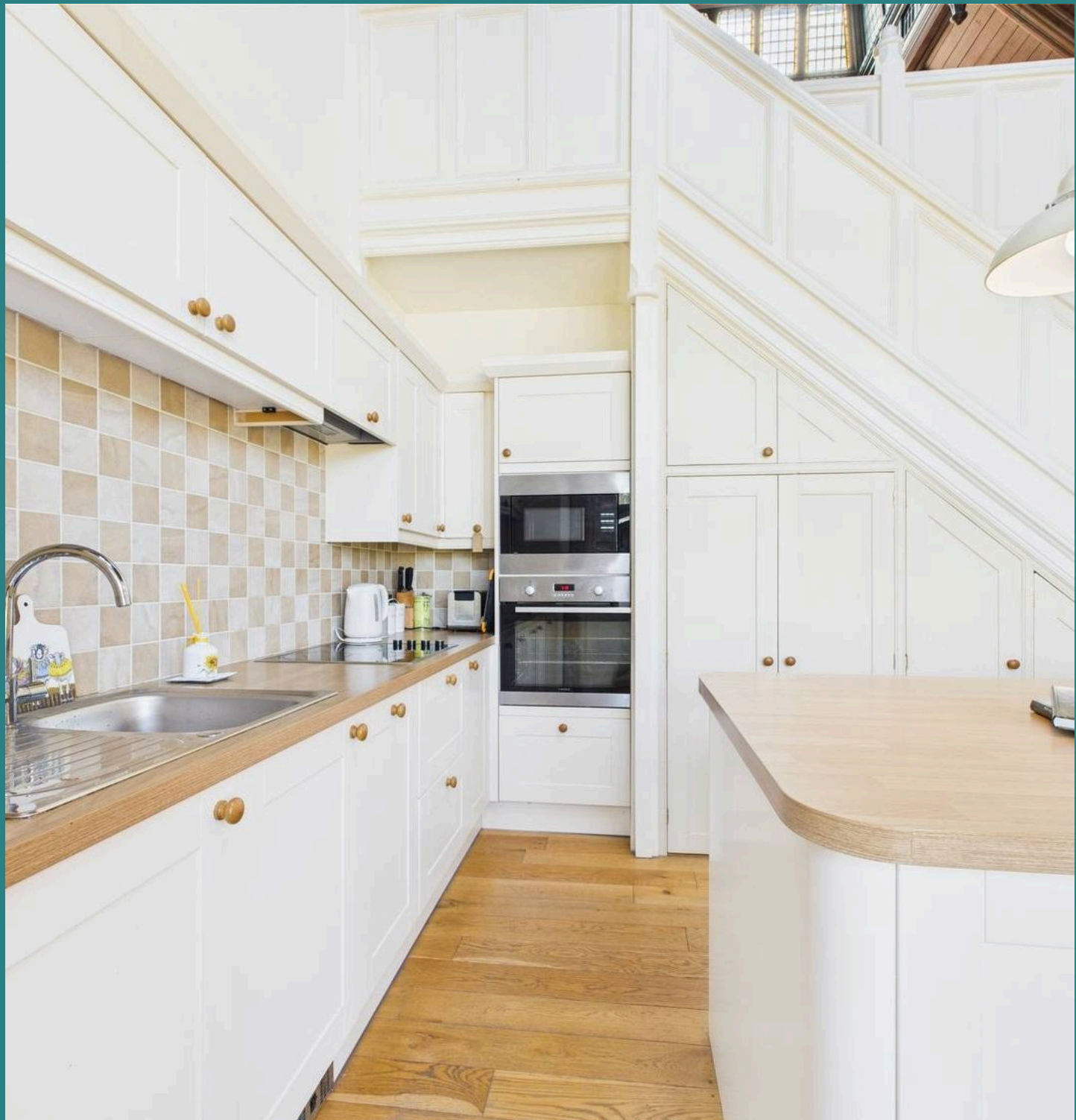
The 'L' shaped entrance hall provides access to bedroom 1, bathroom, cloakroom and to the inner hallway which gives access to the dining kitchen and bedrooms 2 and 3.

### **Dining Kitchen**

A fitted kitchen with complementary butcher block style work top over, kitchen island with storage and power, stainless steel sink unit, built in Lamona fan oven, microwave and Bosch hob, integrated dishwasher, washer/dryer and fridge/freezer, plinth heater, built in cupboard housing electric consumer unit, under stairs storage cupboards, engineered oak flooring, stairs to the first floor lounge and pitch pine bay window to the front aspect.

### **Lounge**

First floor lounge that is accessed via stairs leading from the kitchen. With a magnificent vaulted ceiling with double glazed leaded lights, Velux windows and access to under eaves storage cupboards.













**Bedroom 1**

Built in wardrobes providing shelving and hanging rails, alcoves, one with low level cupboard and shelving, access via ladder to the pitch pine mezzanine level which provides additional storage cupboards.

**Bedroom 2**

With window the side aspect.

**Bedroom 3**

With window to the side aspect.

**Bathroom**

The white suite comprises bath with shower tap, pedestal wash hand basin, bidet, w.c, and shower cubicle with Aqualisa shower, deep sill window with obscure glazing, access to some loft space housing a hot water cylinder.

**Cloakroom**

The white suite comprises wash hand basin and w.c., coat hook rack and deep sill window with obscure glazing.

**Leisure Facilities**

The communal leisure facilities include a gym, pool room, table tennis room, tennis court, sauna and undercover swimming pool and fishing rights. There is also a central post room.









## COMMUNAL GARDEN

The landscaped gardens and grounds are beautifully maintained with seating areas, croquet lawn and tennis court.

## ALLOCATED PARKING

1 Parking Space

There is a visitor car park and an allocated parking space for the apartment.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1332 ft<sup>2</sup>

123.8 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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