



ARNOLD
GREENWOOD

Flat 12, Sandes Court Sandes Avenue, Kendal

Cumbria

Guide Price £120,000

Flat 12

Sandes Court Sandes Avenue, Kendal

Presenting a well-appointed one bedroom first floor flat, ideally situated in a sought-after central location. This property offers a thoughtfully designed living space, featuring a bright and spacious lounge that seamlessly connects to a fitted kitchen. The generous double bedroom benefits from a large window, allowing for plenty of natural light, and is complemented by a well-proportioned shower room with contemporary fixtures and fittings. Residents will appreciate the convenience of both lift and stair access to all floors, ensuring accessibility for all. The property also comes with an allocated parking space, a highly desirable feature in such a central setting. Offered to the market with no onward chain, this flat represents an excellent opportunity for a range of buyers, whether you are looking to step onto the property ladder, downsize, or expand your investment portfolio. Additional features include electric heating, secure entry system, and double glazing throughout, all contributing to a comfortable and secure living environment. The central location places you within easy reach of local amenities, restaurants, shops, and excellent transport links, making daily commuting and leisure activities both convenient and enjoyable. With its combination of modern living, accessibility, and prime positioning, this one bedroom flat is not to be missed.

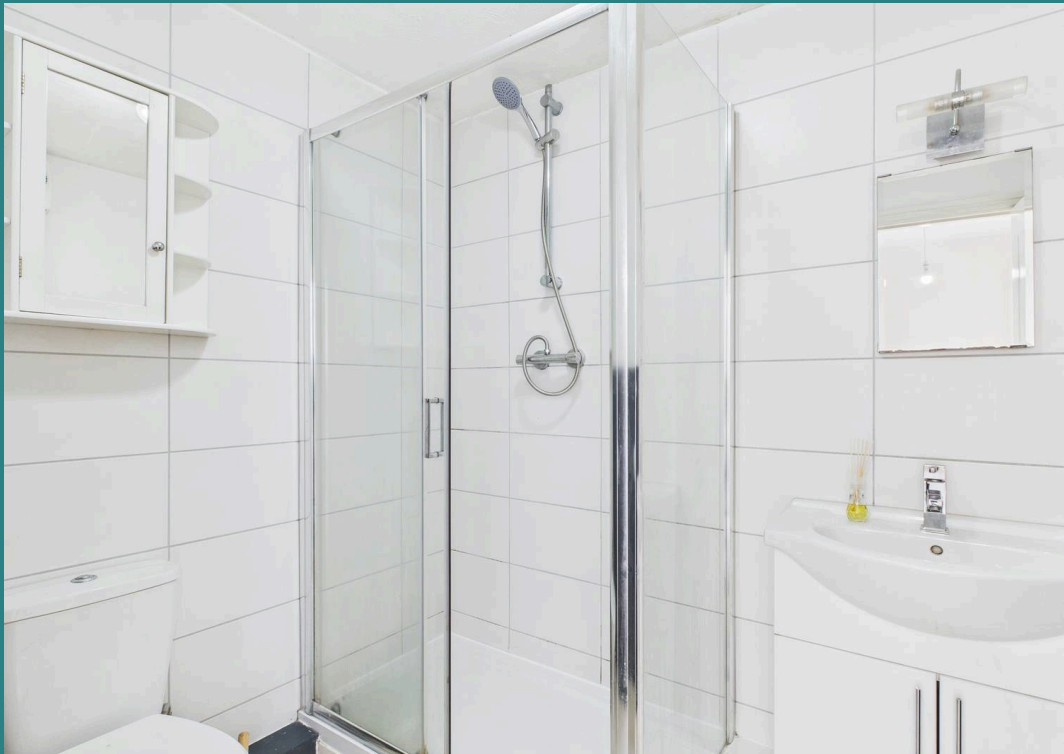
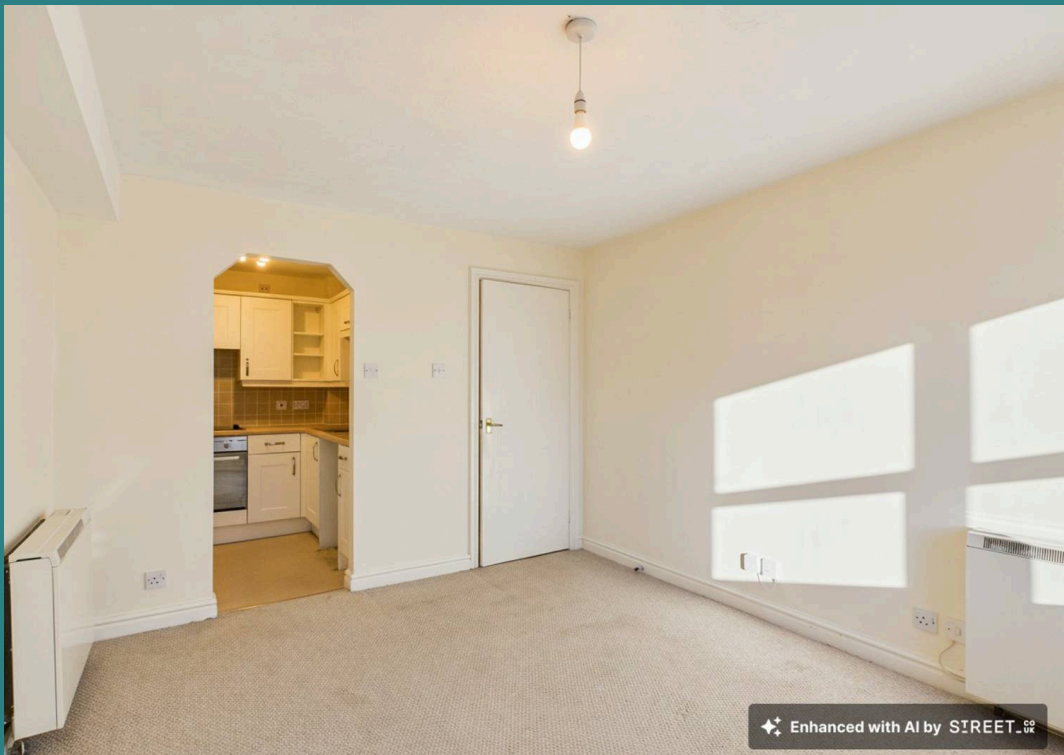
Allocated parking

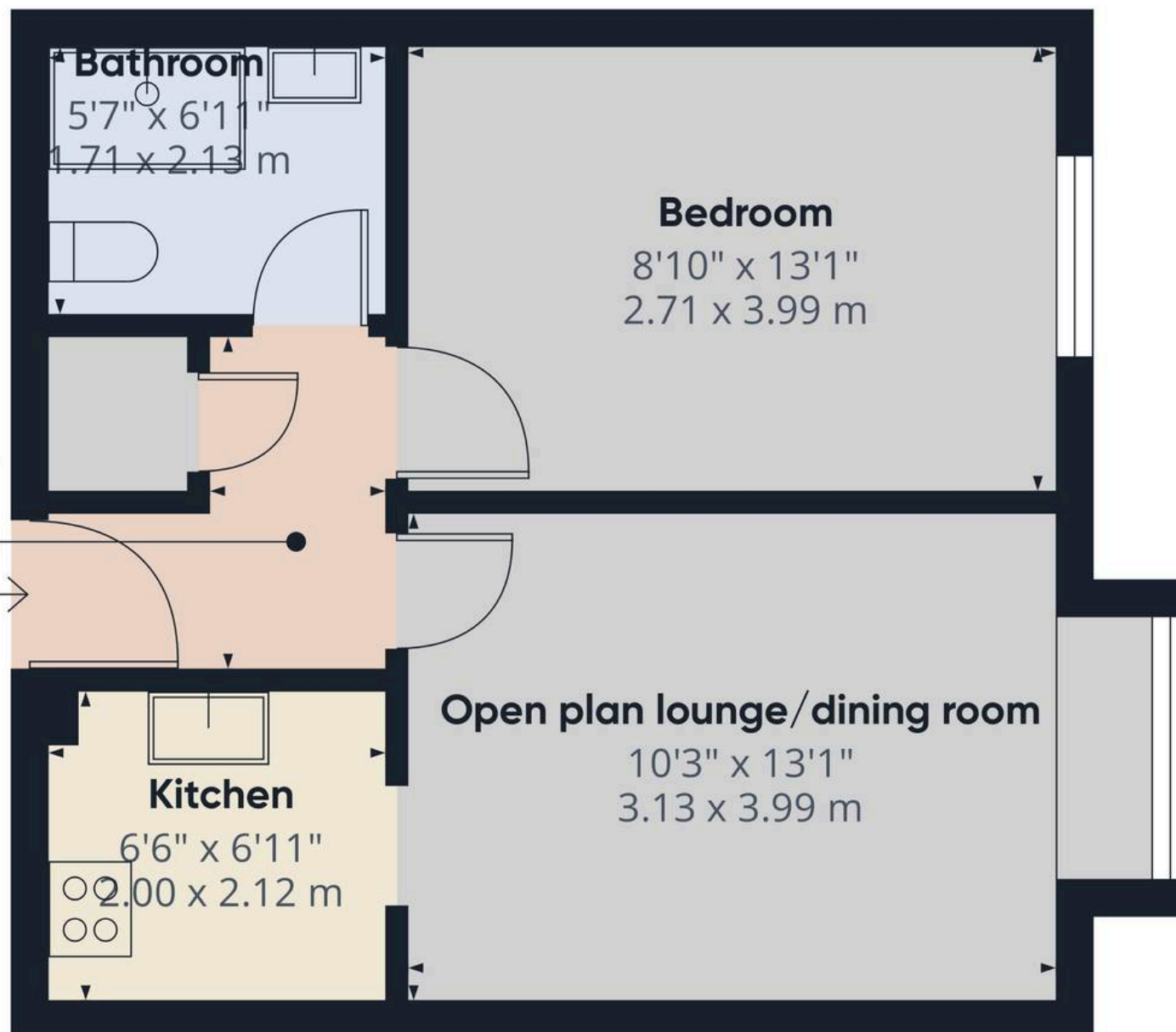
1 Parking Space

Energy Efficiency Rating: C









Approximate total area⁽¹⁾

393 ft²

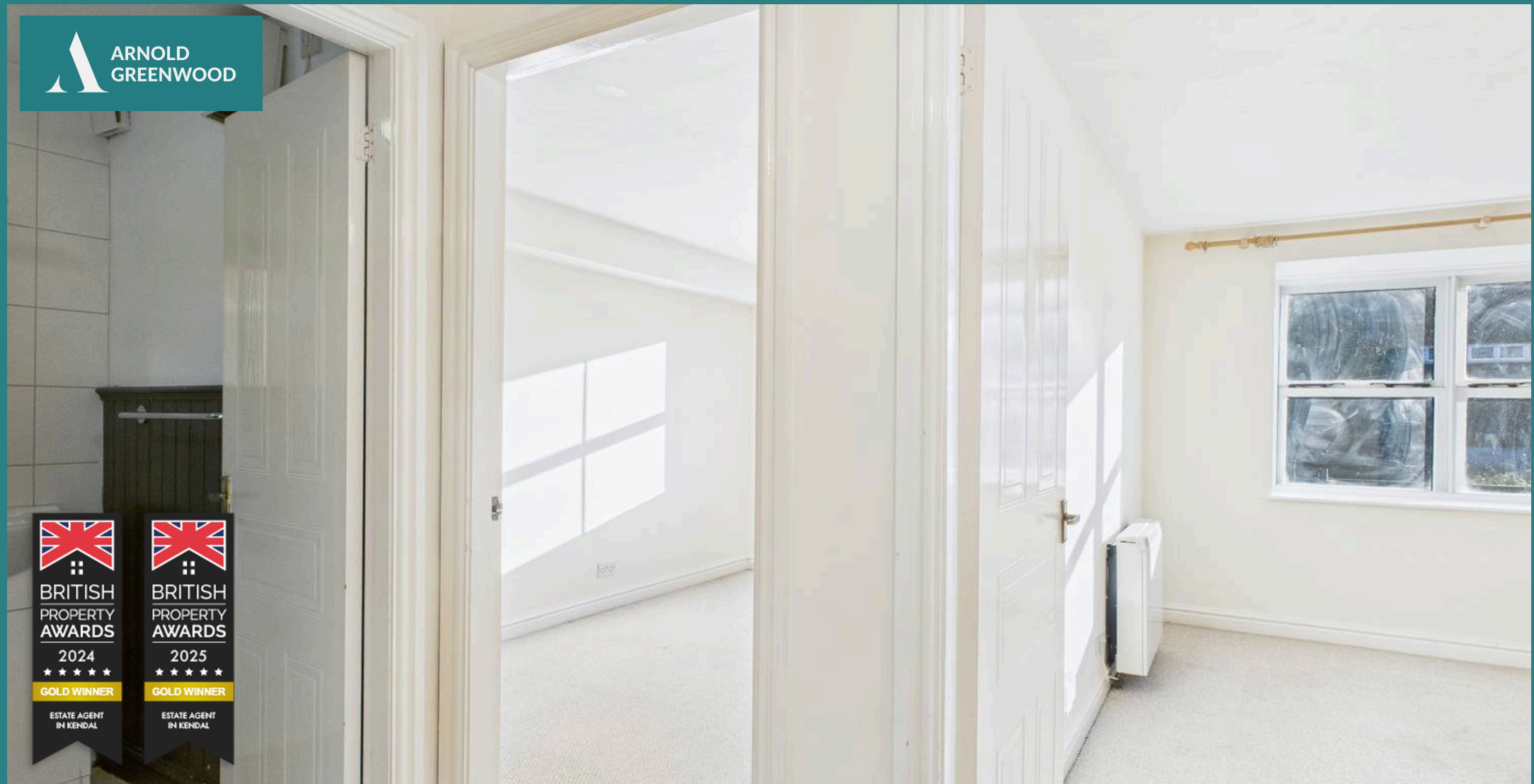
36.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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