



Flat 12, Sandes Court Sandes Avenue, Kendal

Cumbria

Guide Price £120,000

Flat 12

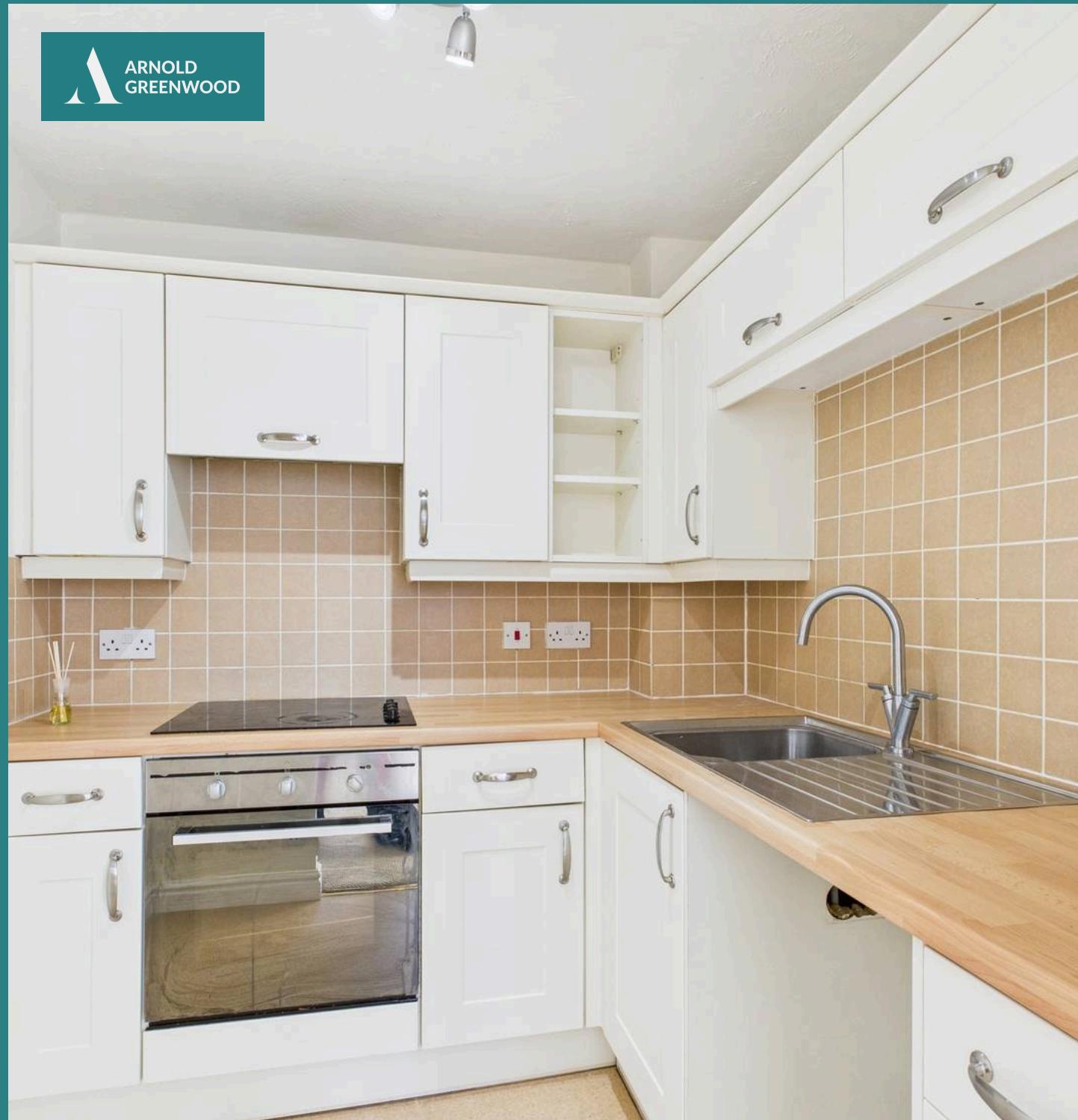
Sandes Court Sandes Avenue, Kendal

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.

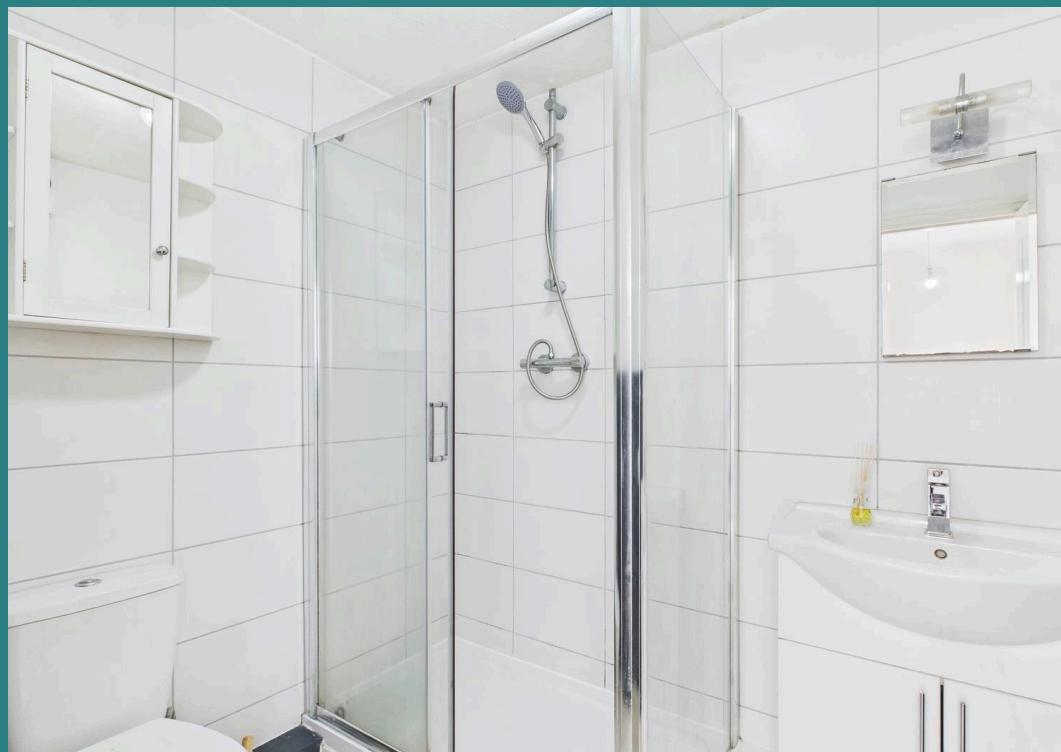
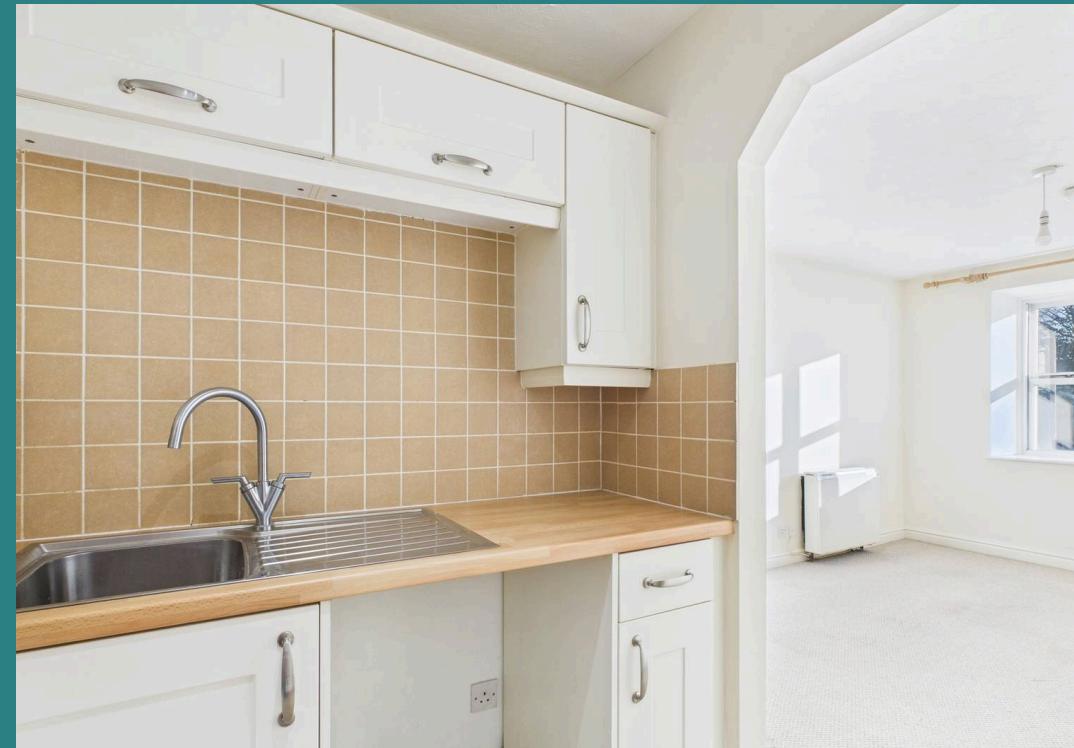
Allocated parking

1 Parking Space

Energy Efficiency Rating: C







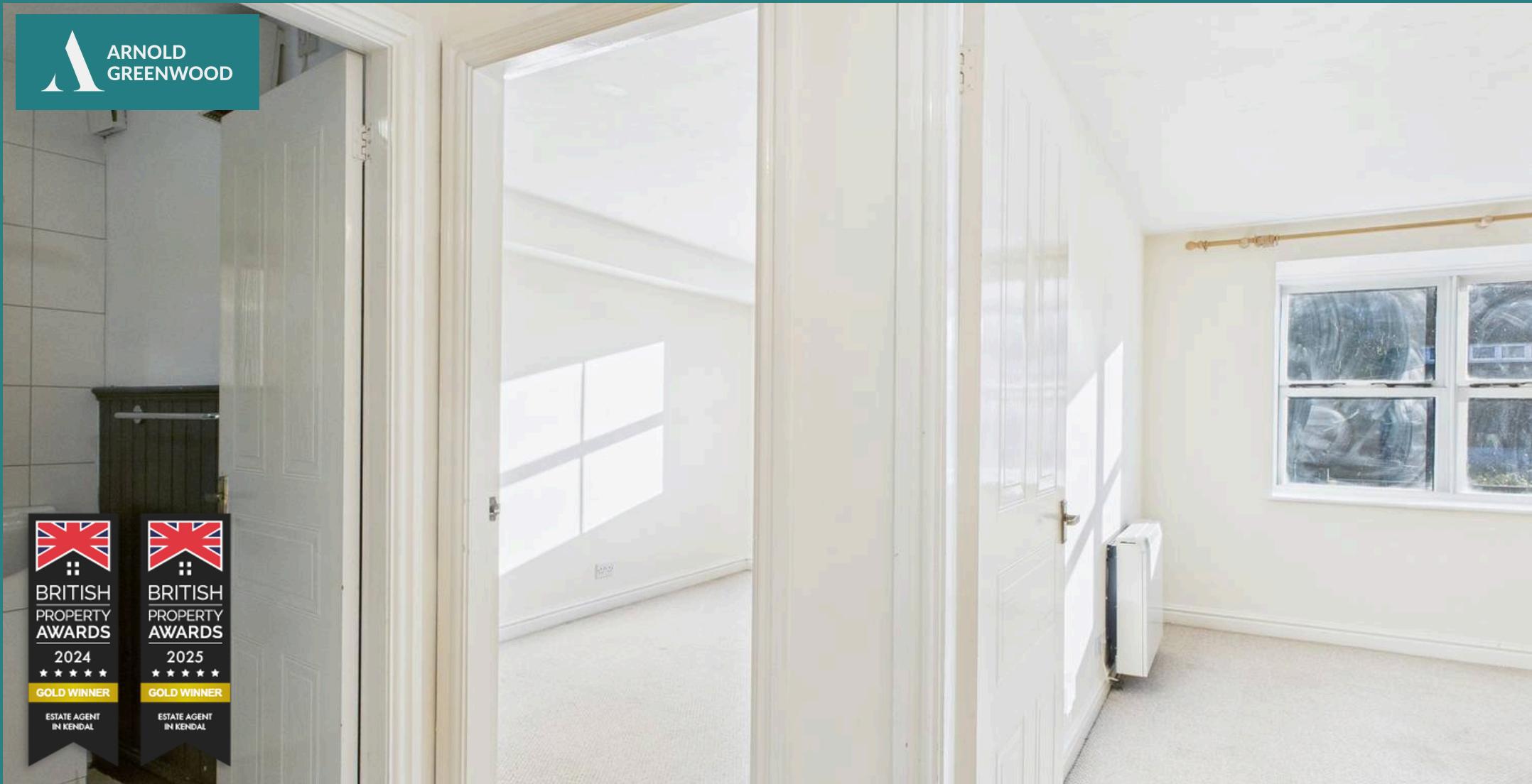


(1) Excluding balconies and terraces

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

GIRAFFE360





Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate – LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

