



Flat 21, Sandes Court Sandes Avenue, Kendal

Kendal

Guide Price £123,500

## Flat 21

Sandes Court Sandes Avenue, Kendal

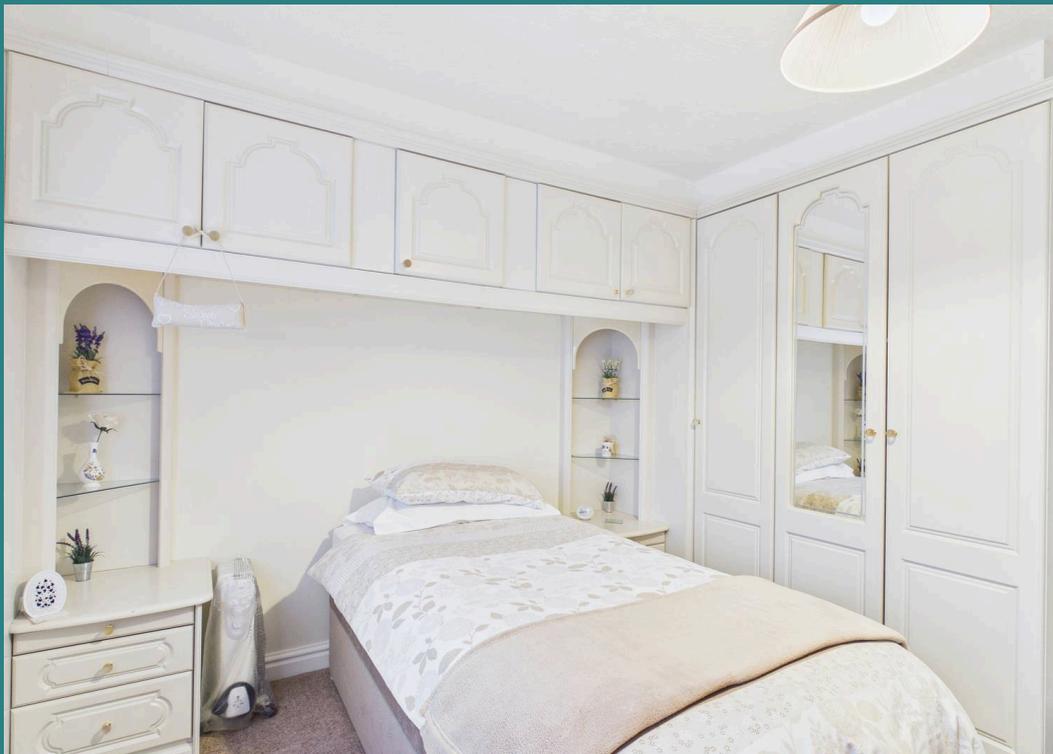
This beautifully presented one-bedroom flat offers a harmonious blend of modern style and homely comfort, thoughtfully designed to maximise space and natural light throughout. The property comprises an open plan living area that seamlessly connects the lounge and kitchen and both are flooded with natural light.

The generously sized bedroom features extensive built-in storage, including overhead cabinets, wardrobes, and side shelving, ensuring a clutter-free and organised living space. Neutral tones and abundant natural light contribute to a calming and restful atmosphere. The contemporary bathroom is fitted with stylish modern fixtures and offers a bath with overhead shower, complemented by a frosted window that maintains privacy while allowing the room to remain bright and airy.

Additional benefits of this flat include its open plan layout, which enhances the sense of space and provides excellent flow between living areas. Windows throughout the flat ensure every room is bathed in natural light, contributing to the overall welcoming and uplifting ambience.

The property's neutral décor offers a versatile backdrop for personalisation, appealing to a wide range of tastes. With lift access and allocated parking this flat is perfectly suited to individuals or couples seeking a stylish and comfortable home. . Early viewing is highly recommended to fully appreciate the quality and thoughtful design of this exceptional one-bedroom flat.





**Hallway**

4' 5" x 9' 3" (1.35m x 2.81m)

**Living Room**

14' 2" x 10' 2" (4.32m x 3.09m)

**Kitchen**

7' 1" x 6' 11" (2.17m x 2.11m)

**Bedroom**

11' 4" x 10' 6" (3.45m x 3.20m)

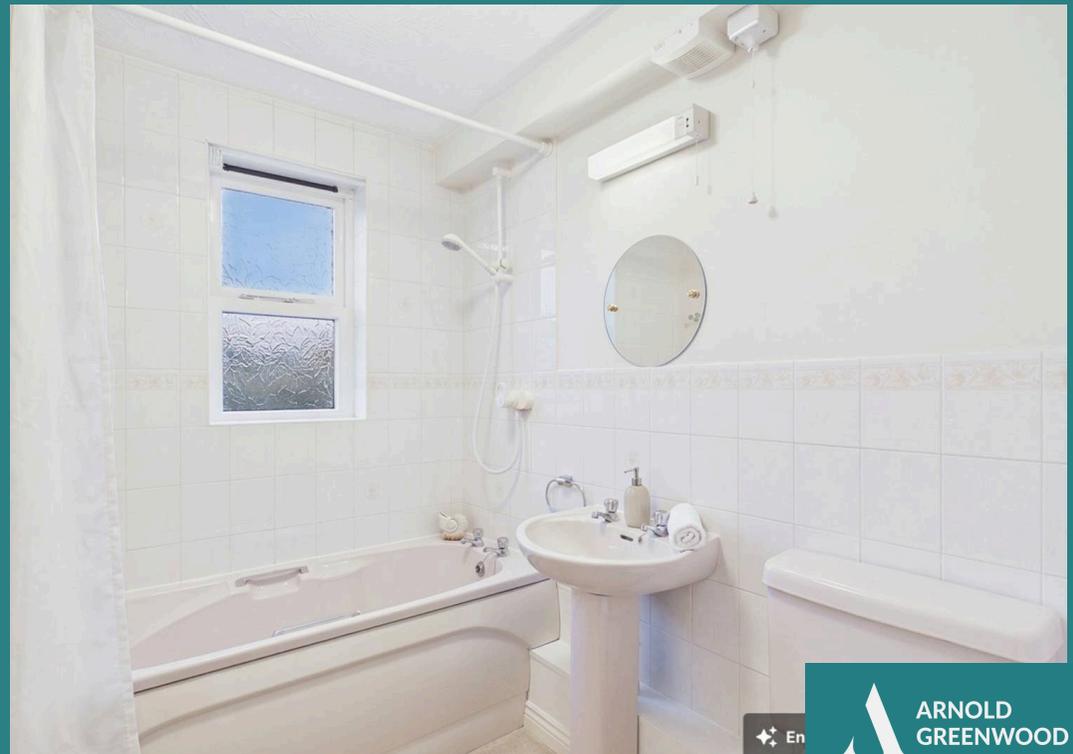
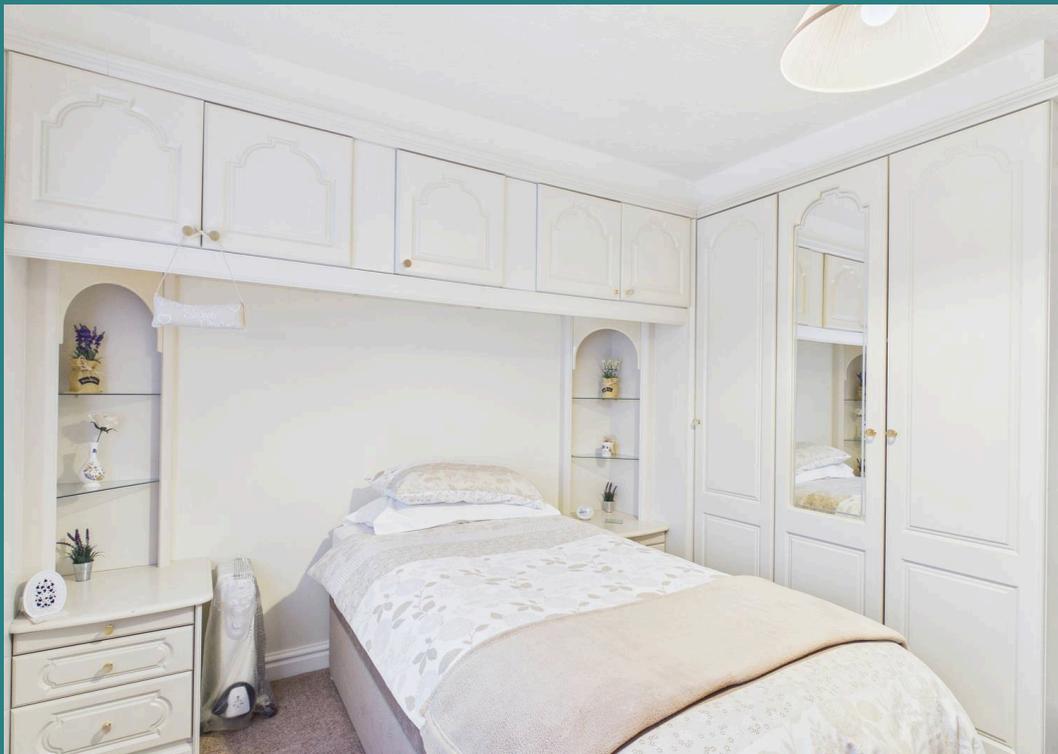
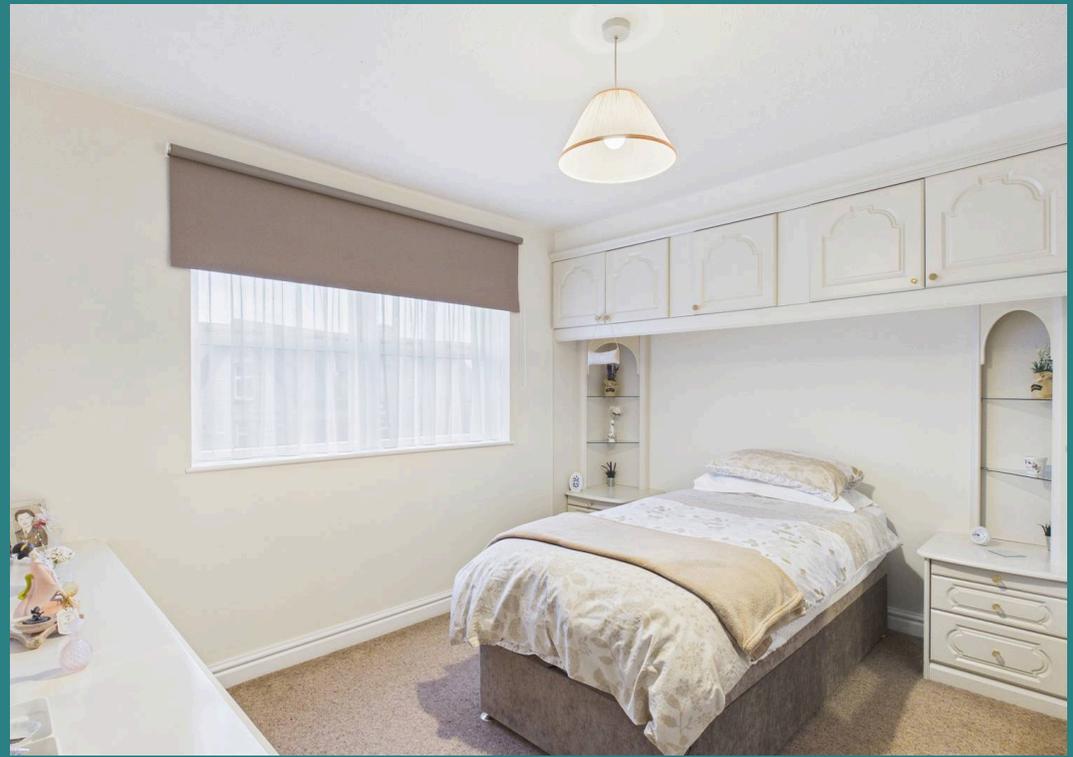
**Bathroom**

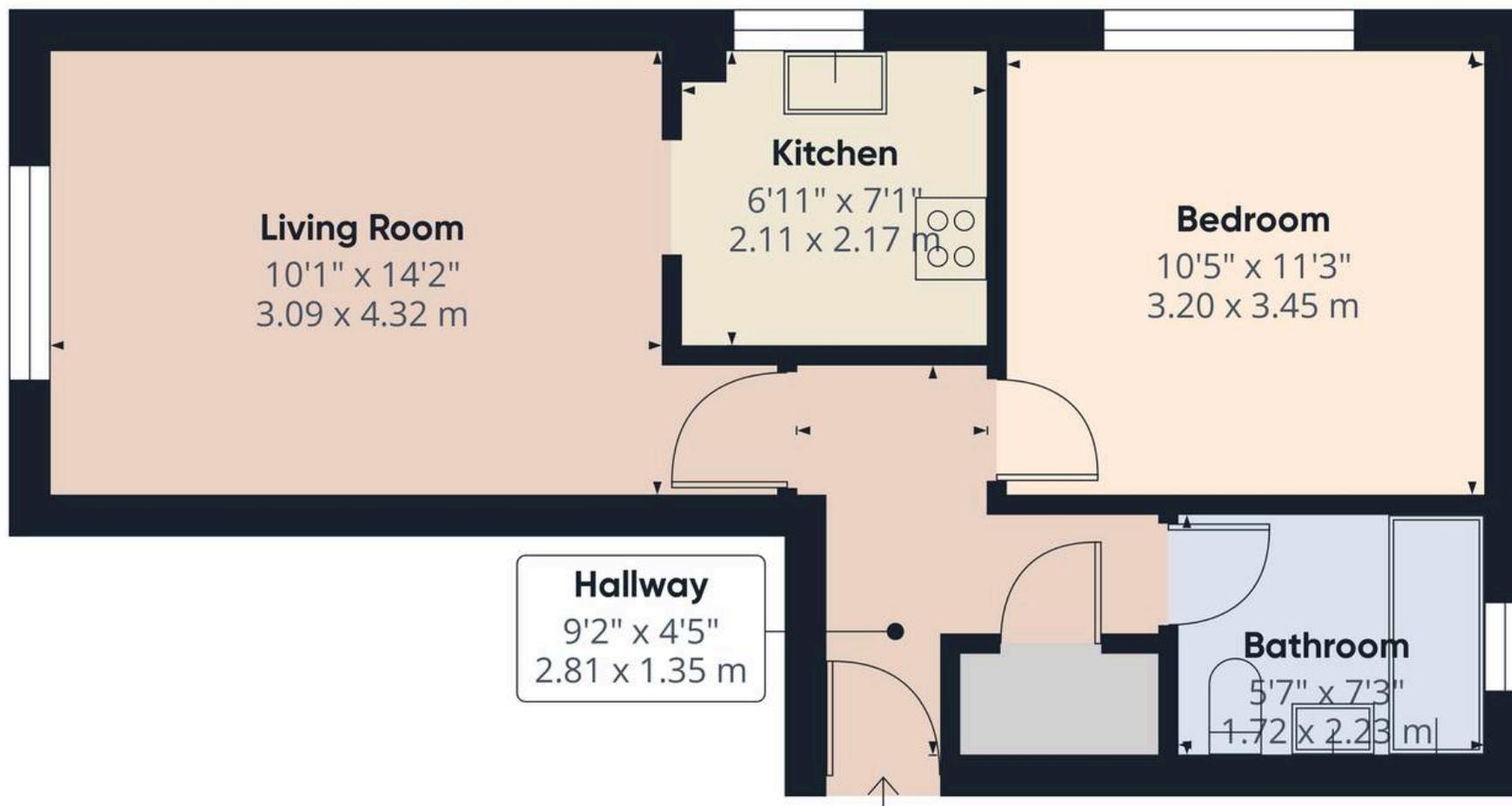
7' 4" x 5' 8" (2.23m x 1.72m)

**Allocated parking**

1 Parking Space







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

421 ft<sup>2</sup>  
39.1 m<sup>2</sup>

(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





## Arnold Greenwood Estate Agents

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