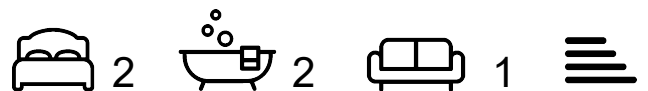




## Riverdale Court

Kendal, LA9 7LQ

£350,000



- Large Two Bedroom, First Floor Apartment
- Easy Accessibility with Lift Access
- Spacious, Executive Living
- Master Bedroom Ensuite
- Well Equipped Kitchen

- Stunning River-Side Location
- Balcony with River Views
- Lounge/Diner
- Garage and Allocated Parking Space

# Riverdale Court

Kendal, LA9 7LQ

£350,000



A beautiful large, executive apartment located on the first floor of a purpose built building on the banks of the River Kent and with accommodation comprising of two double bedrooms, with the master being ensuite, a large lounge/diner with access to a riverside balcony, fitted and well equipped kitchen, and bathroom. The property has a secure phone access system and is serviced by a lift making it easily accessible. Outside there are well kept communal gardens and the property comes with a garage with electric door and a dedicated parking space.

The property also has the benefit of gas central heating with a recently refitted gas boiler and double glazing. A further benefit is that there is no onwards chain.

The apartment building is located off Natland Road, and is conveniently located for access to Kendal Town centre, local supermarkets, a leisure centre, the mainline rail station at Oxenholme, and not far from the M6 junction. The Lake District National Park is also easily accessed with Windermere being a twenty minute drive away.

The town centre of Kendal is perfect for shopping and dining with a mixture of high street foods such as traditional pubs and cafes with independent boutique and specialist outdoor shops.

### Private Communal Entrance

Once you have entered the building and made your way to the first floor either by the lift or the stairs you find a shared landing. From here there is a further door that provides exclusive access to the apartment, adding to its privacy, but this does not form part of the apartment.

### Entrance Hall

You enter the apartment into a welcoming entrance hall that provides access to the lounge, the two bedrooms and the bathroom.

### Lounge Diner

A large room with plenty of room for a three-piece suite and living room furniture and having an electric fire with surround as a focal point creating the room to be cosy. The room is 'L' shaped with a recess for a dining area big enough for a dining table and six chairs. To the front elevation there are French Doors with glass side panels leading out to the balcony.

### Balcony

A wonderful place to sit and watch the River Kent burbling by, with long views both left, right, and centre. The balcony has a glass panel balustrade allowing light to flood into the lounge.

### Kitchen

Located off the lounge and being fitted with a range of units at wall and base level and with contrasting worksurfaces over. Integral appliances include a four-ring electric hob, an electric oven and electric grill, a fridge and freezer, a dishwasher and washing machine, and there is an inset stainless steel sink and drainer.

### Bedroom One

This is a generous sized double bedroom with white built in wardrobes and bedside cabinets and it looks out to the front elevation. The room has the benefit of ensuite facilities.

### Ensuite

The ensuite has a three piece suite comprising of a shower cubicle with a thermostatic shower valve,

a wash-hand basin, low level WC and a large mirror.

### Bedroom Two

A second double bedroom with a window looking out to the front elevation of the property bringing in natural light into the room, there is a built in wardrobe and space for bedside cabinets

### Bathroom

Fitted with a three piece suite comprising of a shower cubicle with a thermostatic shower valve, WC, a wash-hand basin, and a large mirror.

### Stairs and lift

Easy access to the apartment is facilitated by a lift to all floors or by a staircase.

### Garage And Parking

Parking and or additional storage is provided by a secure garage with an electric door, and there is an allocated parking space immediately in front.

### Gardens

The gardens are maintained as part of the service charge, with landscaping including shrubs, trees, and lawns running alongside the river and lined with iron railings.

### Leasehold

There is a long lease, £3,400 per annum which includes buildings insurance, garden maintenance, window cleaner, cleaning of communal areas, decoration to communal areas/stairway, painting of external wood/metal work, maintenance & repair of private driveway.

# Floorplan





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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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