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Town End Court

Natland, Kendal, LA9 7PZ

Guide Price £230,000



- Two Bedroom Ground Floor Apartment
- Modernised Bathroom
- Sought-After Area
- Parking Available
- Part Air-conditioned

- Situated Within A Small Courtyard
- Beautiful Wrap Around Garden
- Spacious Living Room
- Garage Included
- Council Tax Band C

Tel: 01539 816399

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A beautifully presented two-bedroom ground floor flat, situated within a small courtyard in the highly sought-after village of Natland. Perfect for those looking to downsize or seeking an easily maintained home, this delightful property offers comfortable living.

The accommodation comprises of an entrance hall, living Room with a dining area, kitchen, two bedrooms and a modernised bathroom. Outside there is a charming wrap-around garden with an attractive decking area provides the ideal space for relaxing or entertaining.

This property enjoys a peaceful courtyard setting while benefiting from excellent access to the market town of Kendal, just two miles away. Renowned for its friendly community and attractive surroundings.

The village is ideally positioned for those wishing to enjoy both rural living and everyday convenience. The nearby town of Kendal provides an extensive range of shopping, leisure and healthcare facilities, while Oxenholme Lake District railway station is just a short drive away, offering direct services on the West Coast Main Line to London, Manchester and Glasgow. Excellent road links via the M6 (Junction 36) make the area an ideal base for commuters and those exploring the Lake District National Park and Yorkshire Dales.

Vestibule

As you enter through the door you are welcomed into the hallway. Here you will find a place to put away shoes and access to the living room.

Living Room

This is a spacious living area with plenty of room for sofa and chairs, as well as a family sized dining table with an air conditioning unit. In the lounge area there is an electric fire with surrounding mantle and a window to the front elevation. The dining space is tucked to the side in a bright corner with windows to the front and side elevation providing plenty of natural light. From here you enter the kitchen.

Kitchen

The kitchen is fitted with a range of white cabinets at wall and base level with contrasting worksurfaces over and being tiled to the splashbacks. Integral appliances include an induction hob with an extractor over, an electric oven and electric grill and an inset one-and-a-half-bowl ceramic sink and drainer. There is space for a tall fridge freezer and space and plumbing for a washing machine.

Inner Hall

From the living room there is a small inner hall that provides access to the bedrooms and the bathroom.

Bedroom One

This is the main bedroom, a good sized double and with mirror fronted wardrobes providing plenty of hanging and shelving space, there is also an air conditioning unit. The room has windows to two elevations which provides natural light.

Bedroom Two

The single bedroom currently accommodates a day bed and has a range of wall hung cabinets for storage. There is a further built in cupboard, and a glazed door with side panel that leads to the rear garden.

Bathroom

This is a highlight of the house, with a beautiful refitted bathroom comprising of a shower cubicle with thermostatic control, a wash=hand basin sat on a vanity unit and a low level WC. The elevations are a mixture of tiles and shower board, and there is feature lighting creating a contemporary look. A chrome towel rail and spot lights completes the look.

Gardens

A beautiful wrap around patio garden including an attractive covered gazebo area with a deck, ideal for sitting out and enjoying the sun. There is mature shrubs at the front of the property.

Parking

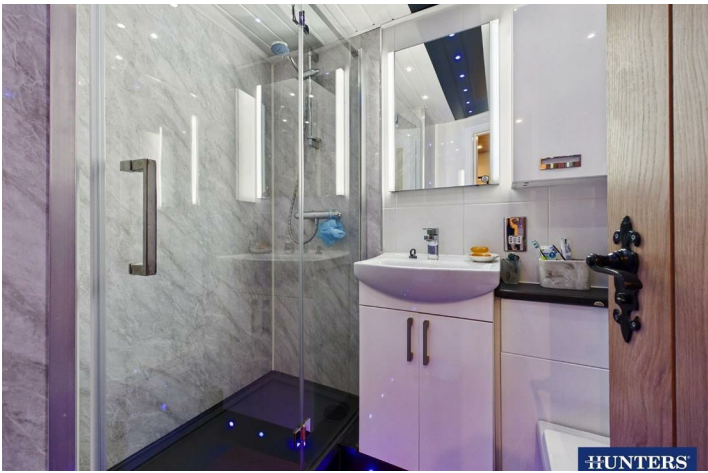
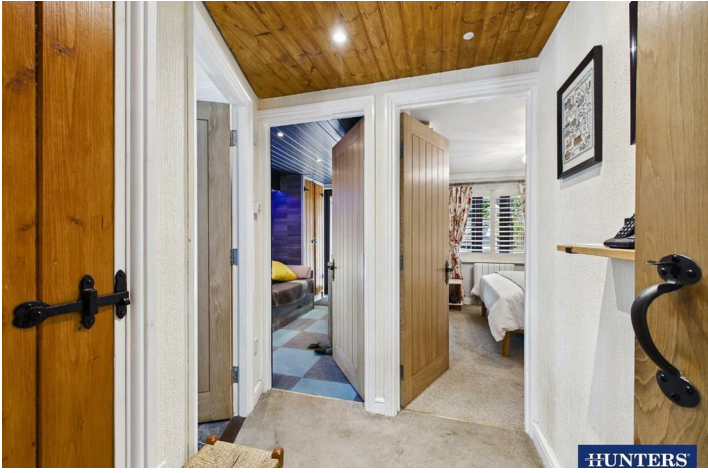
There is a private garage included with the property and a parking space for one car.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

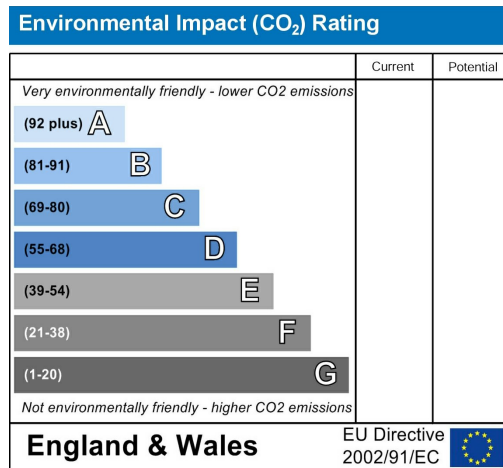
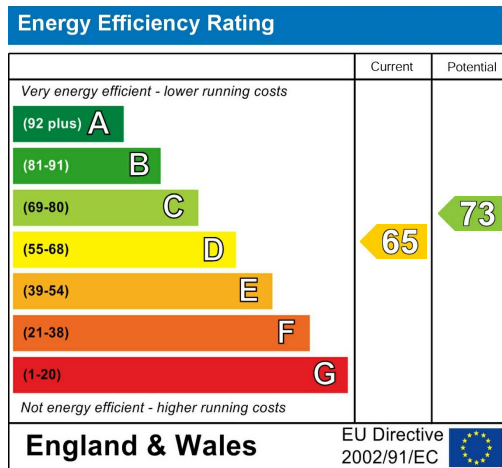






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Energy Efficiency Graph



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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

