

HUNTERS[®]

HERE TO GET *you* THERE



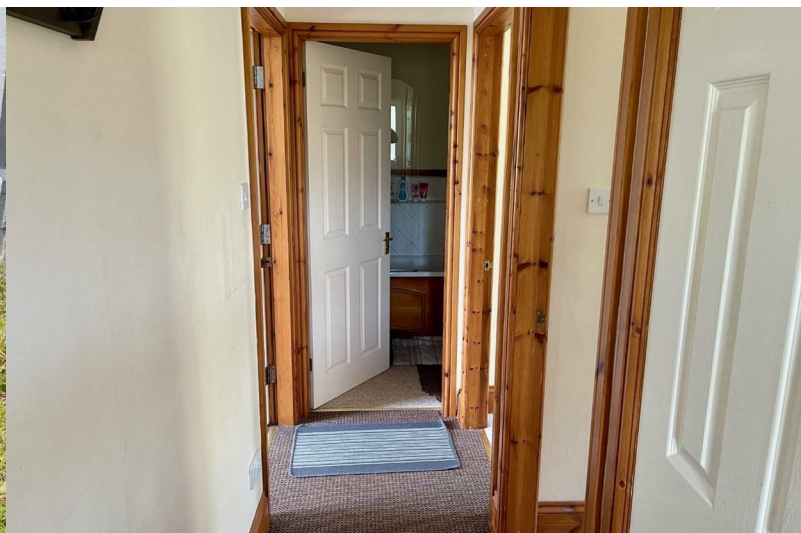
Lune Valley Court

Tebay, Penrith, CA10 3XG

Offers Over £90,000



Council Tax: A



10 Lune Valley Court

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Entrance Hall

12'5" x 3'0" (3.79m x 0.93m)

Entered through a timber part glazed door and providing access to all accommodation and a double cupboard and storage area for shoes, coats, vacuum cleaner and the like. It also houses the hot water cylinder.

Living Room

11'1" x 8'10" (3.38m x 2.70m)

The living room is open plan to the kitchen and looks out to the an elevated view from the rear elevation of the building. There is a wall hung electric fire, a storage heater, and open access into the kitchen through a wide arch.

Kitchen

8'11" x 4'11" (2.74m x 1.50m)

The kitchen has a range of fitted units at wall and base level with contrasting work surfaces over. There is an integral electric hob, an electric oven, and stainless steel sink and drainer. There is space and plumbing for a washing machine, and space for a fridge and a freezer.

Bedroom One

9'9" x 9'7" (2.99m x 2.93m)

A double bedroom with storage heater and window looking out from the front elevation.

Bedroom Two

7'10" x 6'8" (2.40m x 2.05m)

A second double bedroom with a storage heater and a window looking out from the front elevation.

Bathroom

5'8" x 5'5" (1.75m x 1.67m)

Comprising of a three piece suite with bath with electric shower over and glass shower screen, a wash-hand basin, and a WC.

Communal Areas

There is a communal door on the ground floor of the building from which you can access a shared washing and drying room with machines on a coin operated basis.

Parking

Parking is not a problem at Lune Valley with an unallocated car-park facility to the side and the rear of the building.

LEASE DETAILS

999 years lease

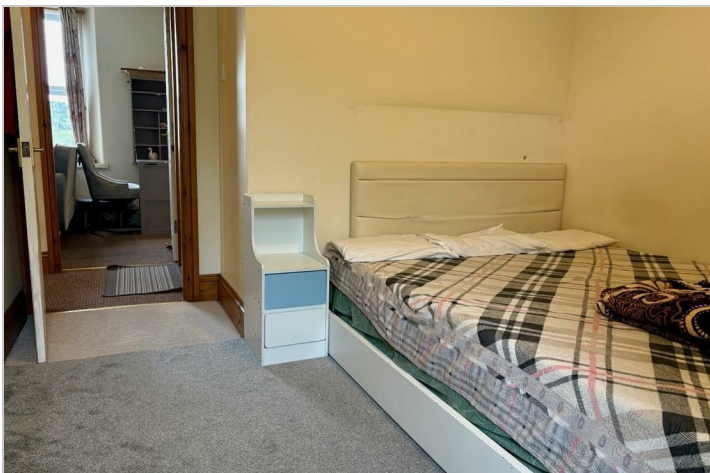
Lune Valley Court Management Co Ltd

£1200 annual charge

£100 additional fee.

AML

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.



Road Map



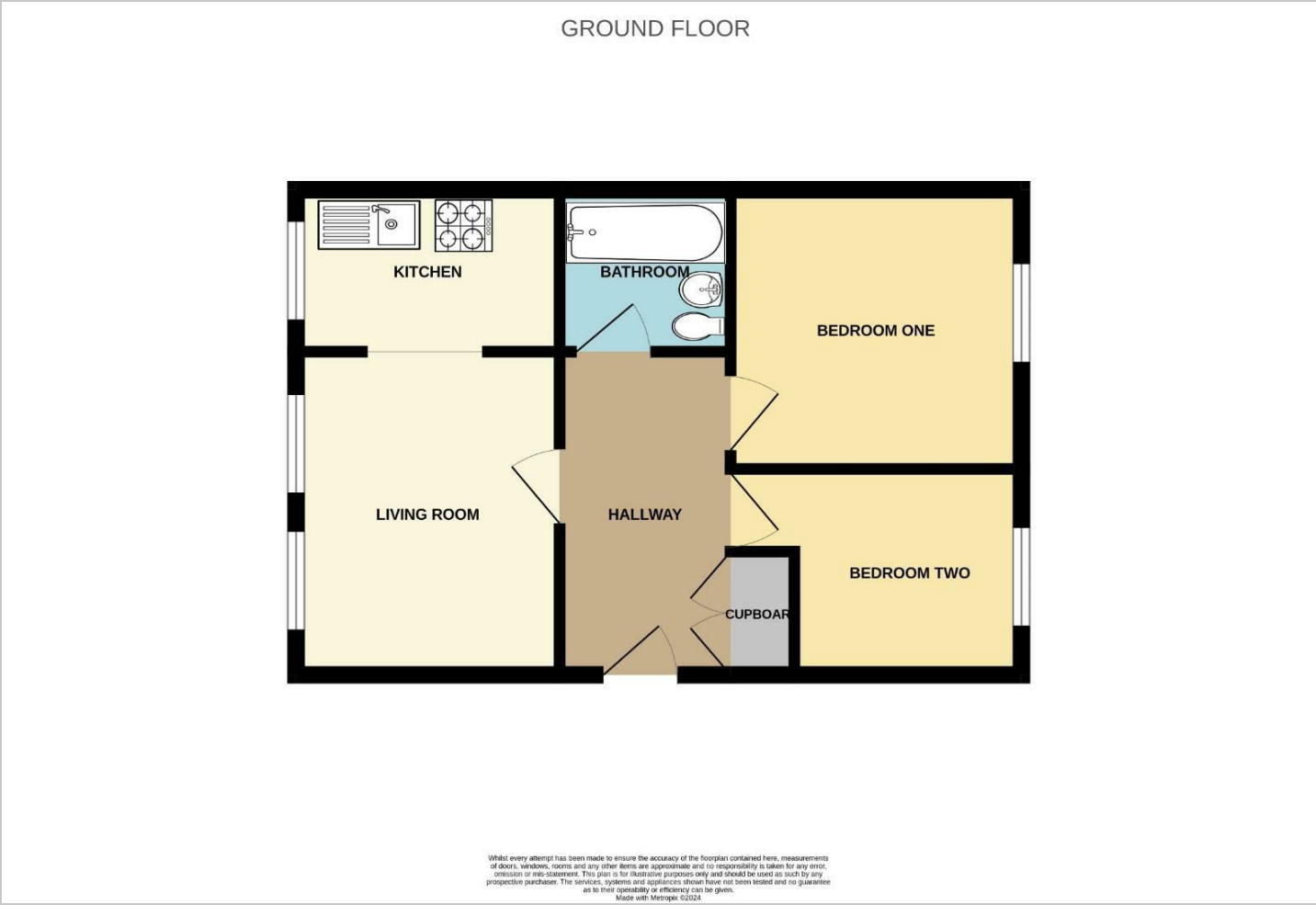
Hybrid Map



Terrain Map



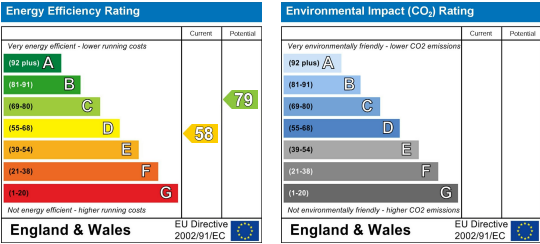
Floor Plan



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.

Energy Efficiency Graph



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.