

# HUNTERS®

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## South Road

Kendal, LA9 5QH

Guide Price £260,000



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# 7B South Road

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## LOUNGE/FAMILY ROOM

Spacious modern sitting room, Open aspect access to the kitchen diner. Focal fireplace with black granite hearth and inset. Featured blue and neutral décor. Pendant lighting. TV point. Private balcony with fantastic views over River Kent.

## OPEN ASPECT KITCHEN DINER

Dual aspect. Well equipped and spaced kitchen. Fitted cream shaker style units. Wood style worktops, sink/drainer. Space for a free-standing cooker, fridge freezer, dryer and plumbing for a washing machine. Intergrated extractor. Wood effect flooring featured green décor and spot lighting.

## FAMILY BATHROOM

Corner bath. Large corner shower cubicle. Sink & W.C. Half tiled walls and tiled flooring within a stone style tile. Contrasting blue décor. Ceiling mounted lighting. Space for storage.

## BEDROOM ONE

Feature blue wall with contrasting neutral décor, large rear facing windows over looking roof tops, space for wardrobe, pendant lighting and beige carpets.

## BEDROOM TWO

Spacious double, neutral décor. River Kent Views. Space for wardrobes. Pendant lighting and beige carpets.

## BEDROOM THREE

Riverside views, small double. Neutral décor, pendant lighting neutral décor and carpets.

## BEDROOM FOUR

Small double/large single. River Kent views, neutral décor with feature blue décor. Beige carpets and pendant lighting. .

## LEASEHOLD / POINTS OF INTEREST

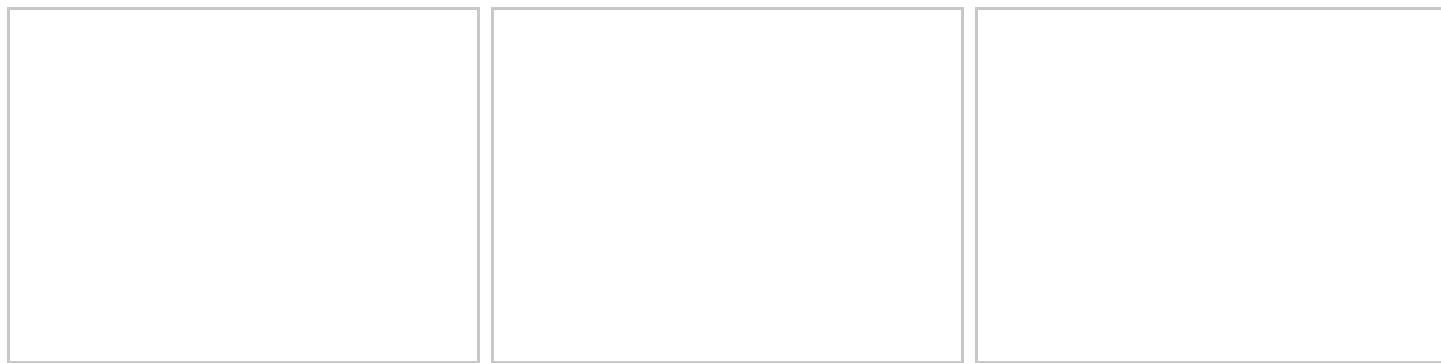
The leasehold is a 999 year lease starting from 18th August 1992. The maintenance charge is = to a peppercorn £1 per annum and payable on the 1st of January. The lease states that each of the three flats are jointly responsible for an equal one third share of the cost of maintaining and repairing the foundations, roof, roof timbers and chimney stacks. The cost of annual building insurance is £400 per annum. To the owners knowledge the garage and building has never flooded.



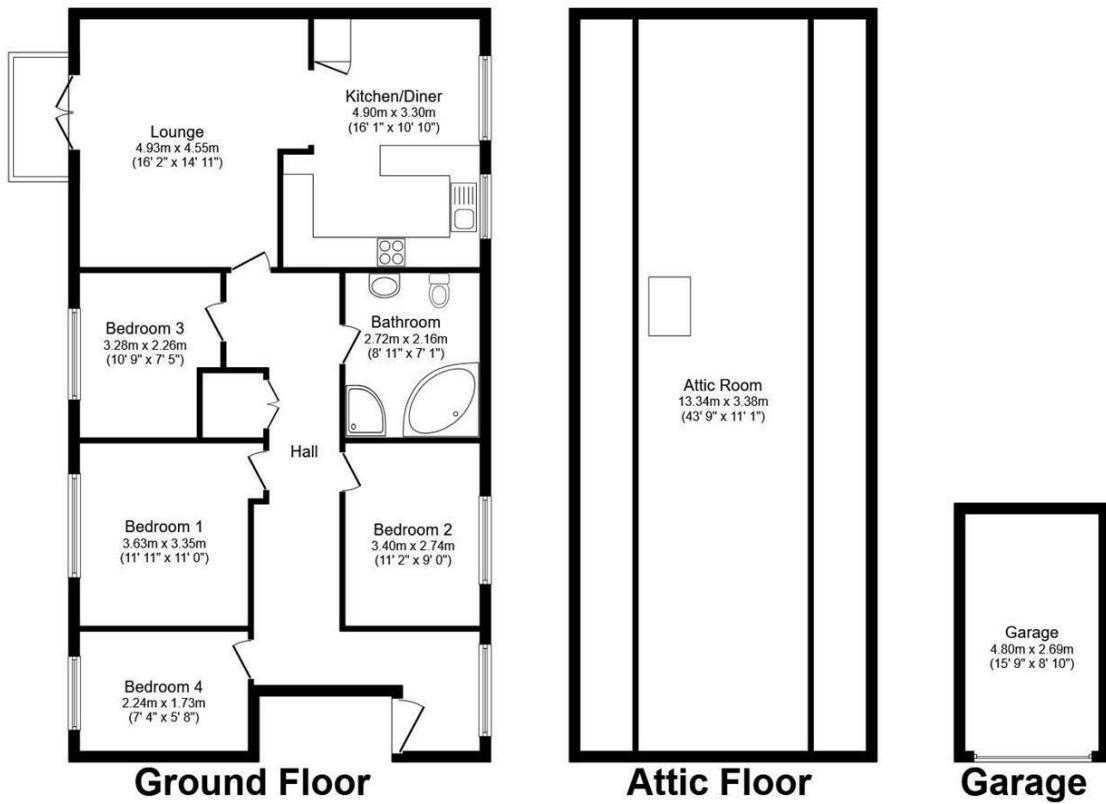
## Road Map

## Hybrid Map

## Terrain Map



## Floor Plan



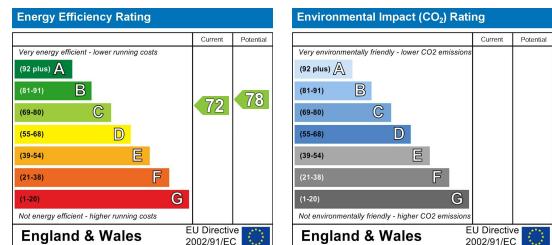
Total floor area 174.4 sq.m. (1,877 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## 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.