



Lowther Park, , Kendal, LA9 6RS

- Two Bed Ground Floor Flat
- Large Rear Garden
- Allocated Parking Space
- Gas Central Heating
- Ideal FTB or Investment Purchase
- Spacious Rooms
- Well Equipped Kitchen
- Double Glazing
- Quiet Cul-de-Sac Location
- Council Tax Band A

Guide Price £150,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

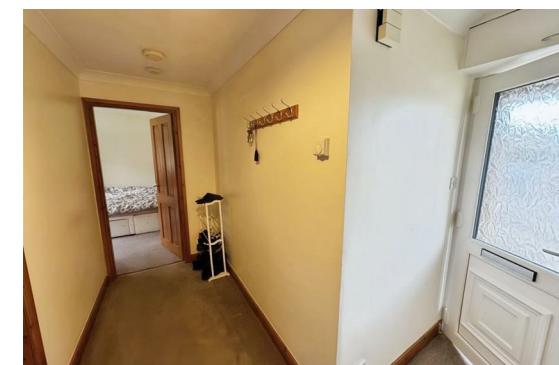
A spacious two bed ground floor flat located in a quiet residential location within a cul-de-sac. An ideal first-time buy or perhaps an investment to generate a good rental income. The accommodation comprises of; entrance hall, spacious living room which is open plan to the kitchen, two bedrooms, and a bathroom. Outside you will find a large rear garden, mostly laid to lawn, and to the front there is parking with one allocated space.

The flat has the benefit of double glazing and gas central heating and is offered with long lease with 962 years remaining.

Kendal is an attractive market town located within easy reach of the mainline railway station at Oxenholme, the M6 and the Lake District National Park. The town is full of independent local shops, restaurants, cafes and bars. There are a number of supermarkets and many local schools.

The property is offered chain free.

How to find: What3Words: dunes.using.woes







Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.