



Flat 12, Eaveslea New Road, Kirkby Lonsdale
£195,000



Flat 12

Eaveslea New Road

A well proportioned first floor retirement apartment centrally located within picturesque Kirkby Lonsdale. The market town has a wide variety of shops, cafes, public houses and restaurants. There is a doctors surgery, Boots the chemist, Booths supermarket, a library and banks. Kirkby Lonsdale has excellent bus routes and road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The well proportioned accommodation briefly comprises hallway, sitting room with balcony, kitchen, two bedrooms and a three piece bathroom. The flat benefits from double glazing.

Outside there are communal gardens for all residents and allocated parking.

FIRST FLOOR

SITTING ROOM

18' 8" x 12' 1" (5.69m x 3.69m)

Both max. Double glazed French doors to balcony, double glazed window, two storage heaters.

KITCHEN

9' 3" x 7' 1" (2.81m x 2.17m)

Both max. Single glazed door, double glazed windows, base and wall units, stainless steel sink, built in oven with electric hob, extractor/filter over, space for fridge freezer, plumbing for washer dryer, tiled splashback.

BEDROOM

11' 11" x 11' 6" (3.63m x 3.5m)

Both max. Double glazed window, storage heater.

BEDROOM

8' 11" x 8' 7" (2.71m x 2.61m)

Both max. Double glazed window, storage heater.

BATHROOM

8' 8" x 7' 1" (2.64m x 2.17m)

Both max. Storage heater, three piece suite comprises W.C. wash hand basin and bath with electric shower over, extractor fan, fitted mirror, partial tiling to walls.

HALLWAY

11' 11" x 6' 4" (3.64m x 1.92m)

Both max. Storage heater, two cupboards one housing hot water cylinder, loft access.





OUTSIDE

A generous communal garden for all residents with well kept lawns and stocked borders.

ALLOCATED PARKING

Parking for one vehicle.

EPC RATING C

SERVICES

Mains electricity, mains water, mains drainage.

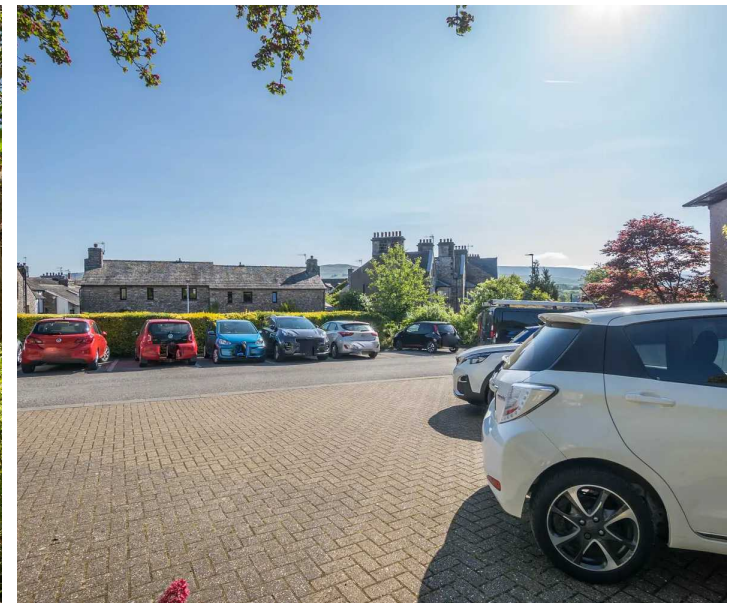
COUNCIL TAX: BAND C

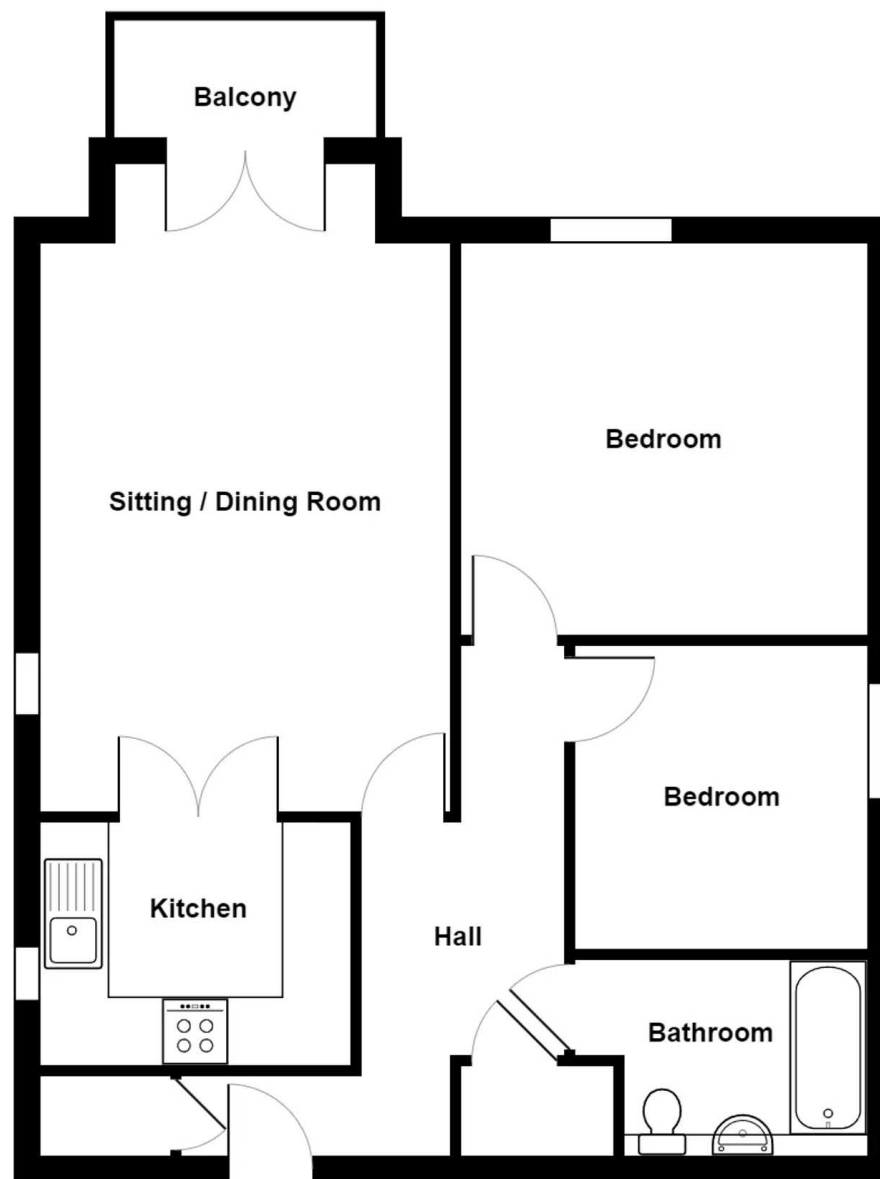
TENURE: FREEHOLD

DIRECTIONS

Upon entering Kirkby Lonsdale from the A65 take the first exit at the roundabout onto Dodgsons Croft, go past booths and take the first left where parking is for Flat 12.

WHAT3WORDS: admits.listening.multiples.





First Floor

12 Eaveslea, Kirkby Lonsdale

Total Area: 61.9 m² ... 667 ft² (excluding balcony)



For illustrative purposes only - not to scale. The position and size of features are approximate only.

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