



2 Green View Flats, Kendal  
£135,000



## 2 Green View Flats

### Kendal

An opportunity presents itself to acquire this charming 1 bedroom, ground floor apartment located conveniently within easy reach of the town centre. The interior boasts a delightful sitting room that seamlessly flows into the modern kitchen, offering a practical layout for both every-day living and entertaining. The well-equipped kitchen is complemented by a comfortable double bedroom, and a three-piece suite bathroom, ensuring a comfortable and convenient living environment for the new owners. Residents can take advantage of the communal garden, perfect for enjoying a breath of fresh air or social gatherings. Additionally, off-street parking is provided for the convenience of residents, ensuring hassle-free access at all times.

Externally, the communal gardens feature well-kept lawns offering a serene setting for relaxation or alfresco dining. This outdoor space presents a perfect escape from the hustle and bustle of urban living, where one can unwind amidst the beauty of nature. With easy access to local bus routes and road links connecting to the M6 Motorway and the Lake District National Park, residents have the freedom to explore the surrounding areas, making this property an ideal choice for those seeking a harmonious blend of comfort, convenience, and accessibility. Don't miss this opportunity to make this well-presented apartment your own and enjoy the perks of a tranquil setting with urban conveniences at your fingertips.

- Furnished ground floor apartment
- Sitting room which leads to the kitchen
- Modern kitchen and shower room
- One double bedroom
- Three piece suite bathroom
- Communal garden
- Off street parking
- Easy access to the town centre
- Road links to the M6 Motorway and the Lake District National Park
- Close to local bus routes

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## EPC RATING E

## SERVICES

Mains electric, mains water, mains drainage

## COUNCIL TAX:BAND A/TENURE:LEASEHOLD

## DIRECTIONS

Head up Windermere Road and take the right onto Green road and 2 Green View Flats can be found on the right. **WHAT3WORDS**///hinted.lyricist.craziest

## ENTRANCE HALL

16' 4" x 2' 10" (4.98m x 0.86m)

## LIVING ROOM

14' 10" x 10' 0" (4.53m x 3.05m)

## KITCHEN

7' 5" x 6' 3" (2.26m x 1.90m)

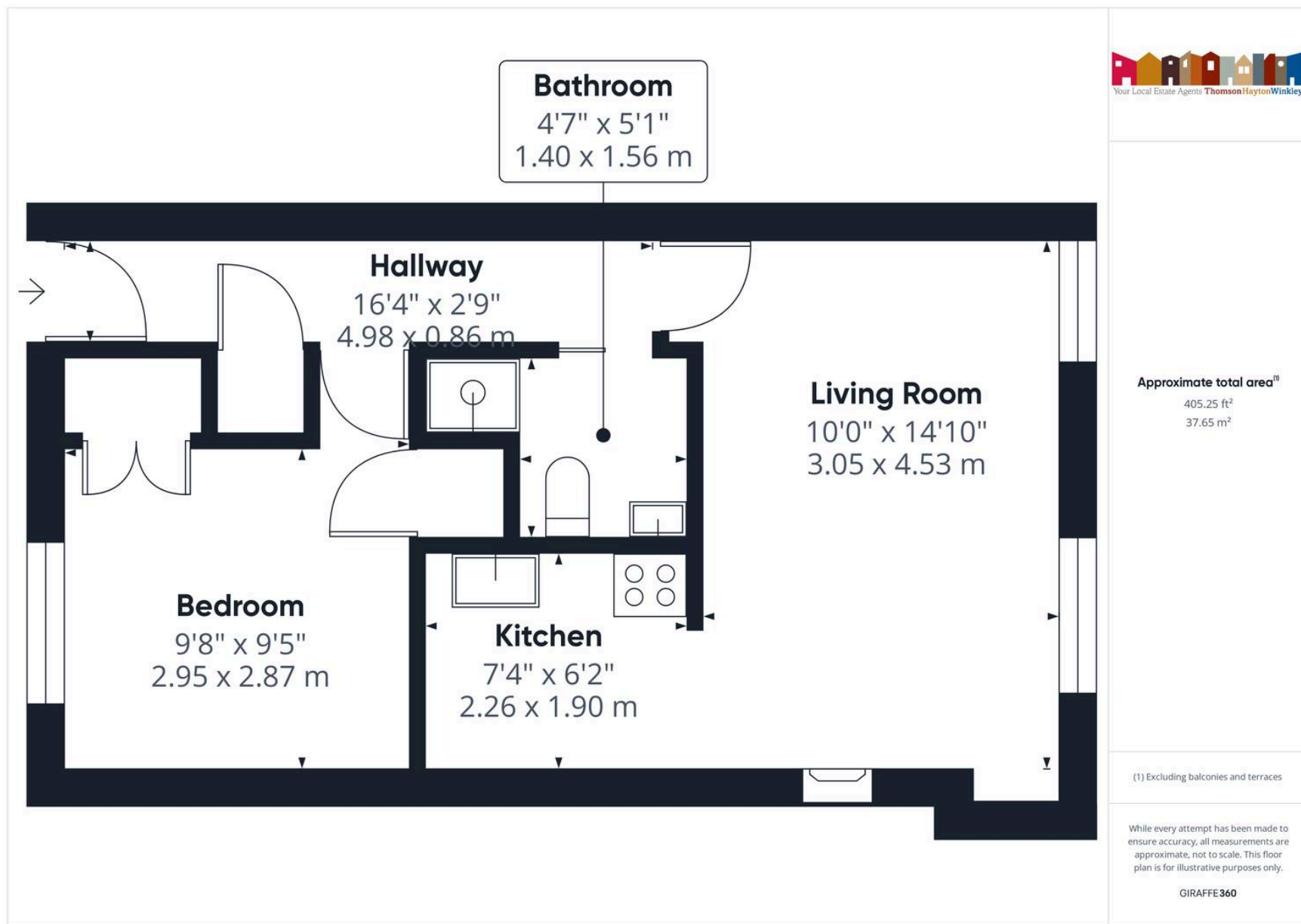
## BEDROOM

9' 8" x 9' 5" (2.95m x 2.87m)

## BATHROOM

5' 1" x 4' 7" (1.56m x 1.40m)





## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.