



21 Blackhall Croft Blackhall Road, Kendal
£90,000



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Kendal

Occupying a central position within the town, Blackhall Croft is an exclusive residential retirement development by McCarthy & Stone specifically catering for those over the age of 60. The modern development is well appointed throughout and combines communal living with individual private apartments with residents benefitting from the use of overnight guest accommodation, a communal lounge and laundry facilities with the peace of mind provided by a residential house manager.

A well presented apartment situated on the first floor. The accommodation briefly comprises an entrance hall with built in airing/storage cupboard, a substantial sitting/dining room, a fitted kitchen with integrated appliances, one double bedroom and a walk in shower room. The apartment benefits from double glazing, electric heating and emergency assistance pull chords.

A security intercom system provides access to the development where there is lift or stair access to all floors.

Council Tax band: B

Tenure: Leasehold

ENTRANCE HALL

7' 6" x 7' 1" (2.28m x 2.15m)

SITTING DINING ROOM

23' 9" x 10' 8" (7.23m x 3.26m)

KITCHEN

7' 9" x 7' 8" (2.35m x 2.33m)

BEDROOM

19' 11" x 9' 1" (6.08m x 2.76m)

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

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 B

SERVICES

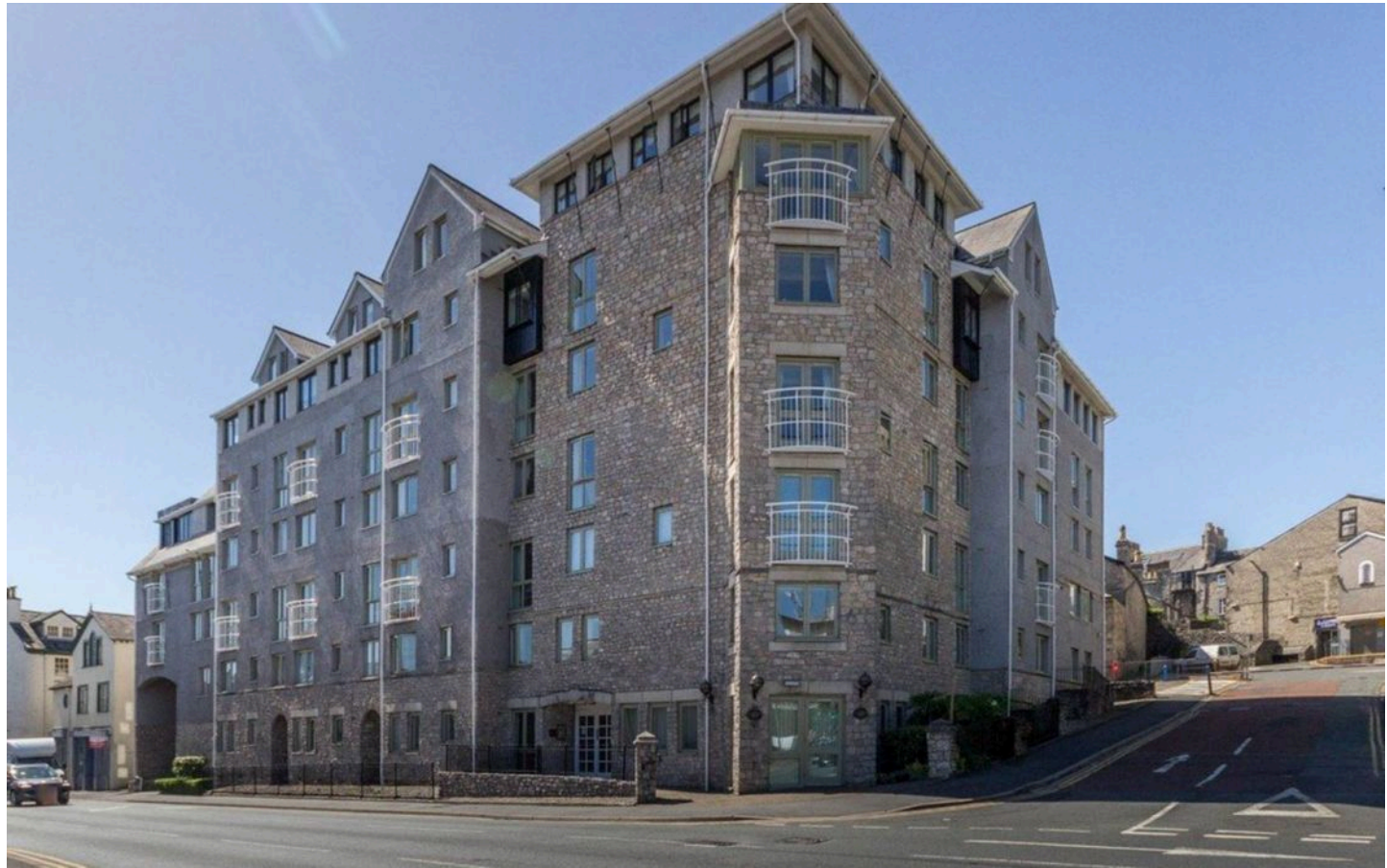
Mains electric, mains water, mains drainage

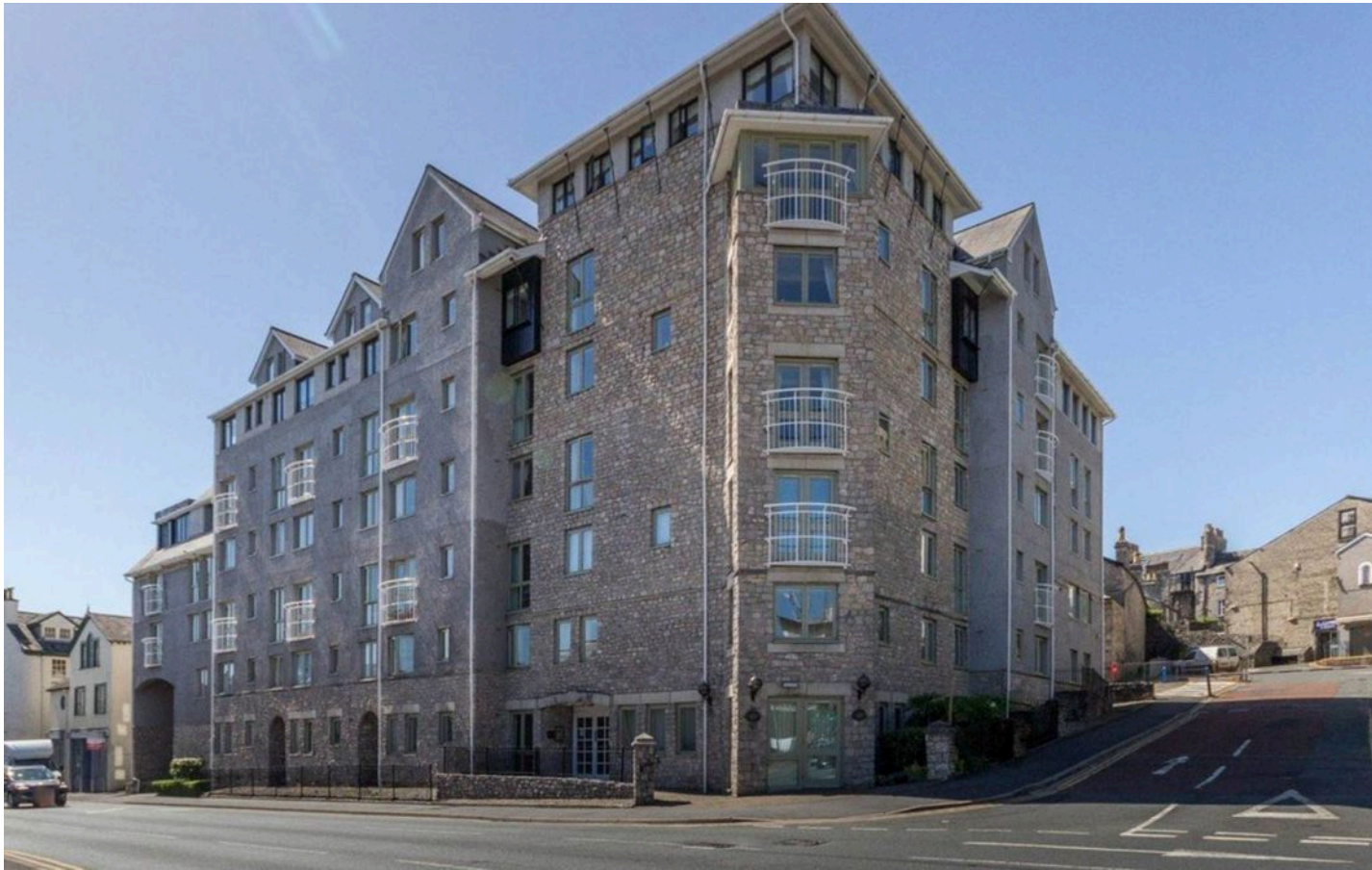
COUNCIL TAX:BAND B

TENURE:LEASEHOLD

DIRECTIONS

From the Kendal office proceed along Sandes Avenue turning right at the traffic lights. Continue along Blackhall road passing the bus station to find Blackhall Croft located on the right. WHAT3WORDS:froth.audit.pulse





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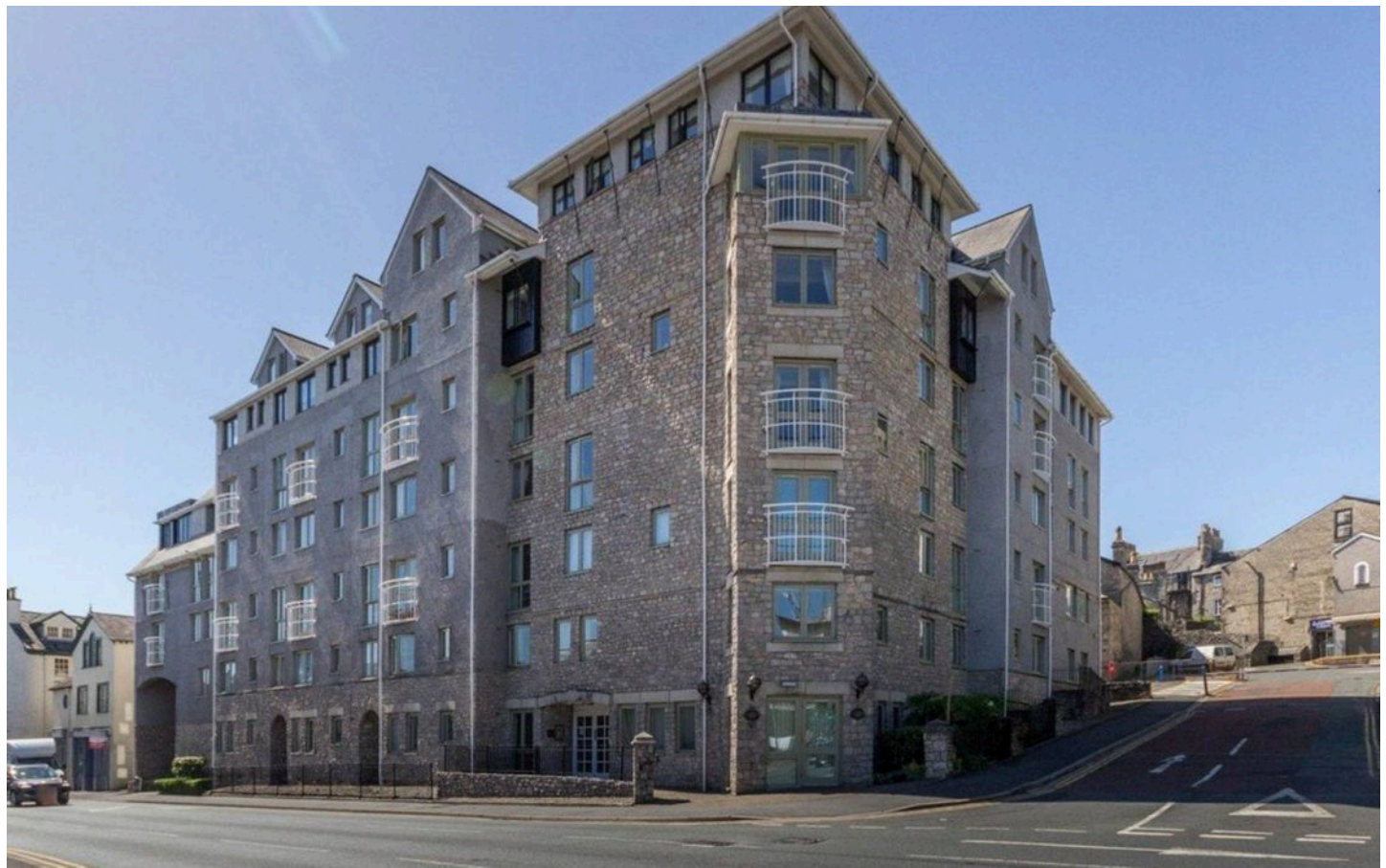
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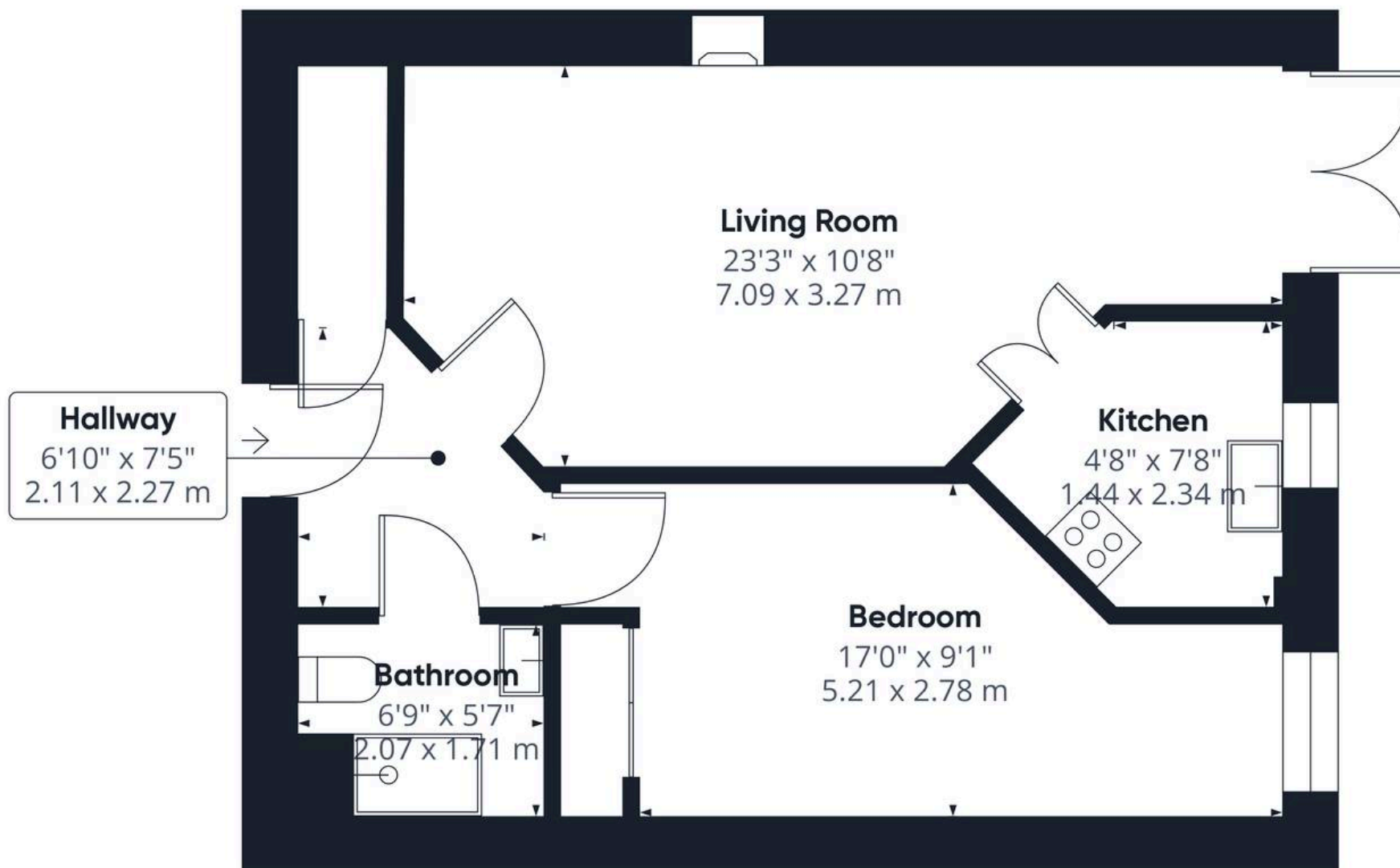
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Approximate total area⁽¹⁾

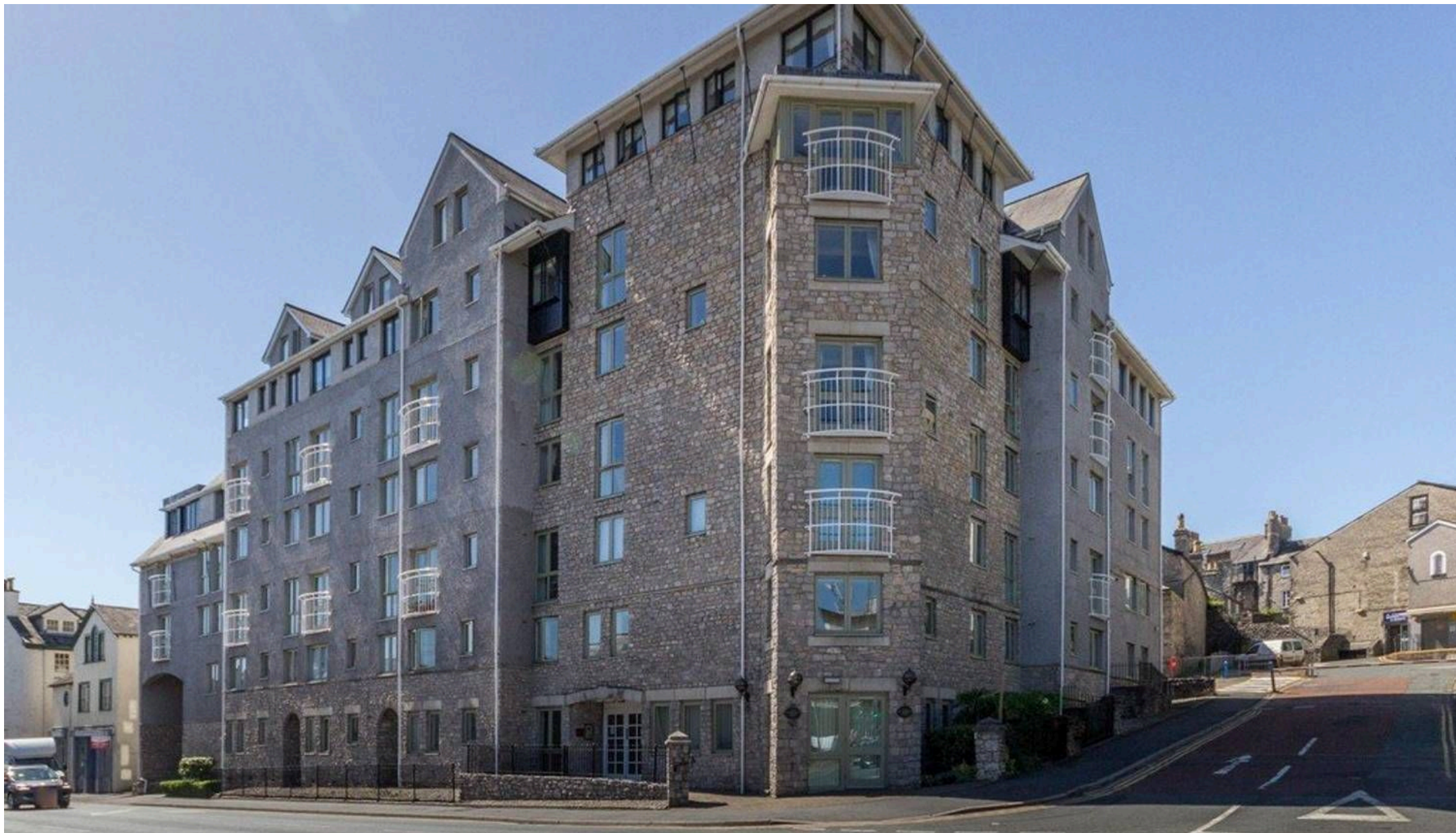
512.36 ft²
47.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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