



5 Kirkstone Mews, Kendal

£122,500





## 5 Kirkstone Mews

Kendal, Kendal

5 Kirkstone Mews is a purpose built modern second floor apartment situated on the popular "Oaks" development to the southern fringe of the town and is convenient for the local amenities including Oxenholme railway station, the Leisure Centre and local supermarket.

This 2 bedroom apartment, located on the second floor, presents an excellent opportunity for those seeking a comfortable and conveniently located home. Situated on the outskirts of the market town of Kendal, this property offers a peaceful retreat while being in close proximity to local amenities. The open plan living area provides a spacious and welcoming atmosphere, perfect for relaxing or entertaining guests. With two well-appointed bedrooms, including one double bedroom, this apartment is ideal for a small family or professionals looking for additional space. The property boasts a three-piece bathroom suite and double glazing throughout, ensuring modern comfort and convenience. For those who rely on public transportation, the apartment offers easy access to Oxenholme train station, making commuting a breeze. Additionally, the allocated parking provides convenience for those with vehicles, and the road links to the Lake District National Park make weekend getaways a simple and enjoyable experience. Don't miss the chance to make this charming property your own and experience the best that Kendal and the surrounding area have to offer.

PLEASE NOTE: The property is offered for sale at 70% of full market value under the Government initiative for affordable housing and is subject to a local occupancy clause. Purchasers must comply with the local authority requirements - full details are available upon request from the Thomson Hayton Winkley Kendal office.



- Second floor apartment
- On the outskirts of the market town of Kendal
- Open plan living area
- Close to local amenities
- Two bedrooms one being a double
- Easy access to Oxenholme train station
- Three piece bathroom suite
- Double glazing throughout
- Allocated parking
- Road links to the Lake District National Park

#### 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 gas, mains water, mains drainage

#### COUNCIL TAX:BAND A

#### TENURE:LEASEHOLD

#### DIRECTIONS

From the centre of the town head south on the A65 Burton Road. Pass the Leisure Centre on the left and at the traffic lights turn left into Oxenholme Road. Continue through the traffic lights and turn right at the roundabout into Whinlatter Drive, follow the road as far as you go and number 5 is in the apartments facing with the archway to the right.

**WHAT3WORDS:**lines.wipe.normal





## SECOND FLOOR

### HALLWAY

22' 6" x 5' 2" (6.86m x 1.57m)

### OPEN PLAN LIVING AREA

18' 8" x 14' 1" (5.70m x 4.29m)

### BEDROOM

11' 10" x 9' 6" (3.60m x 2.90m)

### BEDROOM

8' 2" x 8' 0" (2.48m x 2.43m)

### BATHROOM

6' 11" x 6' 7" (2.10m x 2.00m)







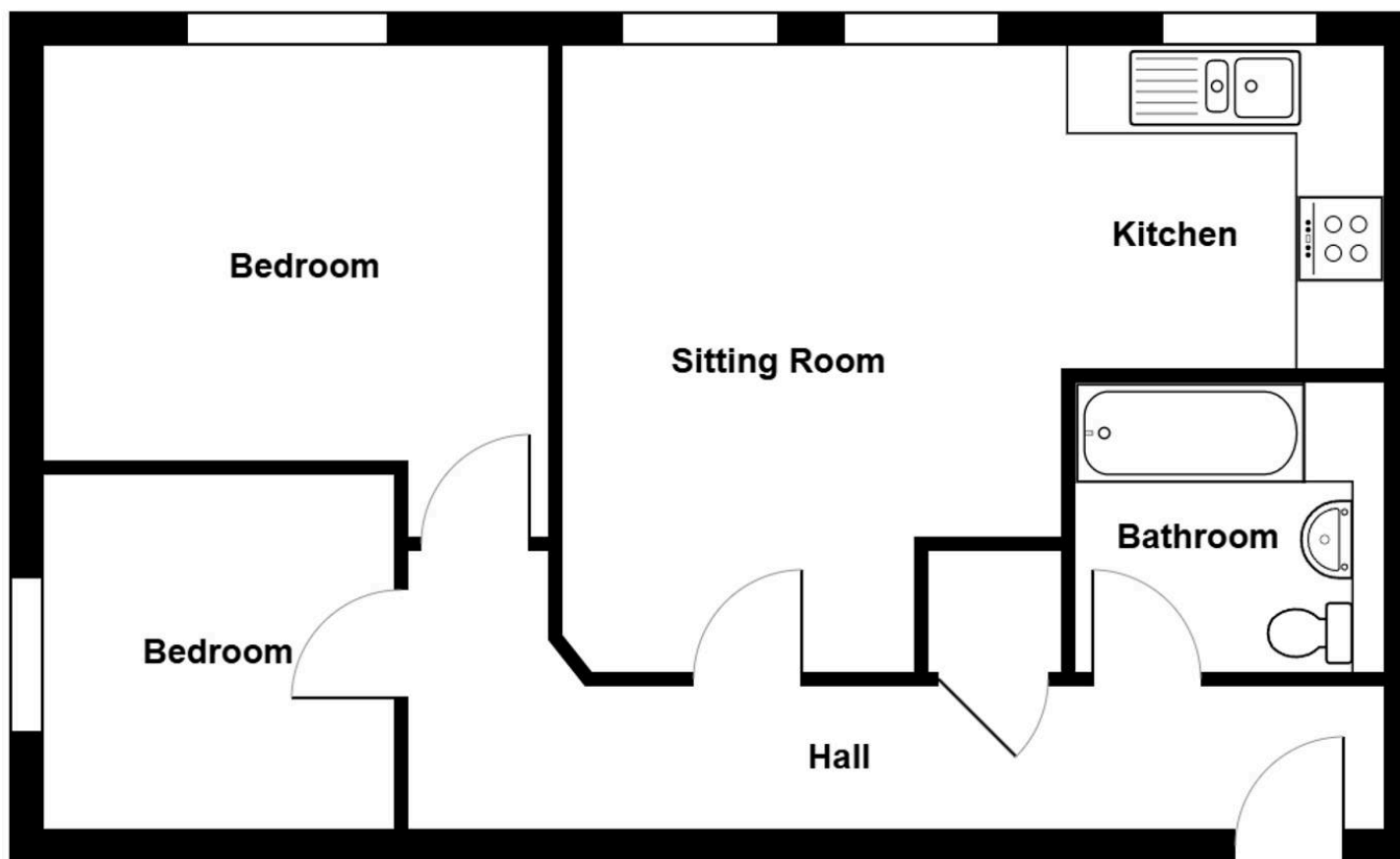












### Second Floor

5 Kirkstone Mews, Kendal

Total Area: 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup>

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

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**THW Estate Agents**

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