



306 Sand Aire House Stramongate, Kendal  
£210,000





## 306 Sand Aire House Stramongate

### Kendal

A well proportioned third floor apartment having impressive views across the River Kent, Goosholme park, Kendal Castle and the distant fells. The apartment, which is centrally located within Kendal, is conveniently placed for the many amenities available both in and around the town, the Lake District and Yorkshire Dales National Parks, Kendal railway station, the mainline railway station at Oxenholme and road links to the M6.

This two-bedroom apartment, located on the third floor, offers a perfect blend of modern living and convenience. The highlight of this apartment is the open plan living area that has access onto a balcony looking out over the River Kent, providing a welcoming space for relaxation. The two double bedrooms are generously sized, with one benefiting from an en-suite bathroom for added privacy and comfort and also a second balcony. Double glazing throughout ensures a peaceful living environment, while the three-piece suite bathroom offers both style and functionality. Both balconies offers a delightful outdoor space, perfect for enjoying the fresh air and sunshine, with ample room for potted plants and outdoor furniture to create your private oasis. Additionally, the property comes with allocated parking, providing convenience and peace of mind for residents.

The combination of allocated parking and the desirable location of this apartment makes it a truly exceptional property that offers both comfort and convenience for modern living. Don't miss the opportunity to make this delightful apartment your new home, where effortless living and vibrant surroundings await.

- Third floor apartment
- Double glazing and electric heating
- Sitting room which leads into the dining area and kitchen where there is balcony access
- Short walk into the town centre
- Two double bedrooms with one having an en-suite bathroom and access to a balcony
- Easy access to the towns transport services and local amenities
- Three piece bathroom suite
- Beautiful views of the river Kent
- Allocated parking
- Road links to the M6 Motorway and 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 C

#### SERVICES

Mains electric, mains water, mains drainage

#### COUNCIL TAX: BAND D

#### TENURE: LEASEHOLD

#### DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and continue across the bridge and Sand Aire House is located on the left. Number 306 is then located on the third floor.

WHAT3WORDS: coffee.hero.power





**ENTRANCE HALL**

8' 1" x 6' 4" (2.47m x 1.92m)

**OPEN PLAN LIVING AREA**

22' 5" x 12' 6" (6.84m x 3.81m)

**BEDROOM**

14' 8" x 9' 9" (4.47m x 2.97m)

**EN-SUITE**

6' 4" x 5' 7" (1.93m x 1.70m)

**BEDROOM**

10' 6" x 10' 6" (3.21m x 3.19m)

**BATHROOM**

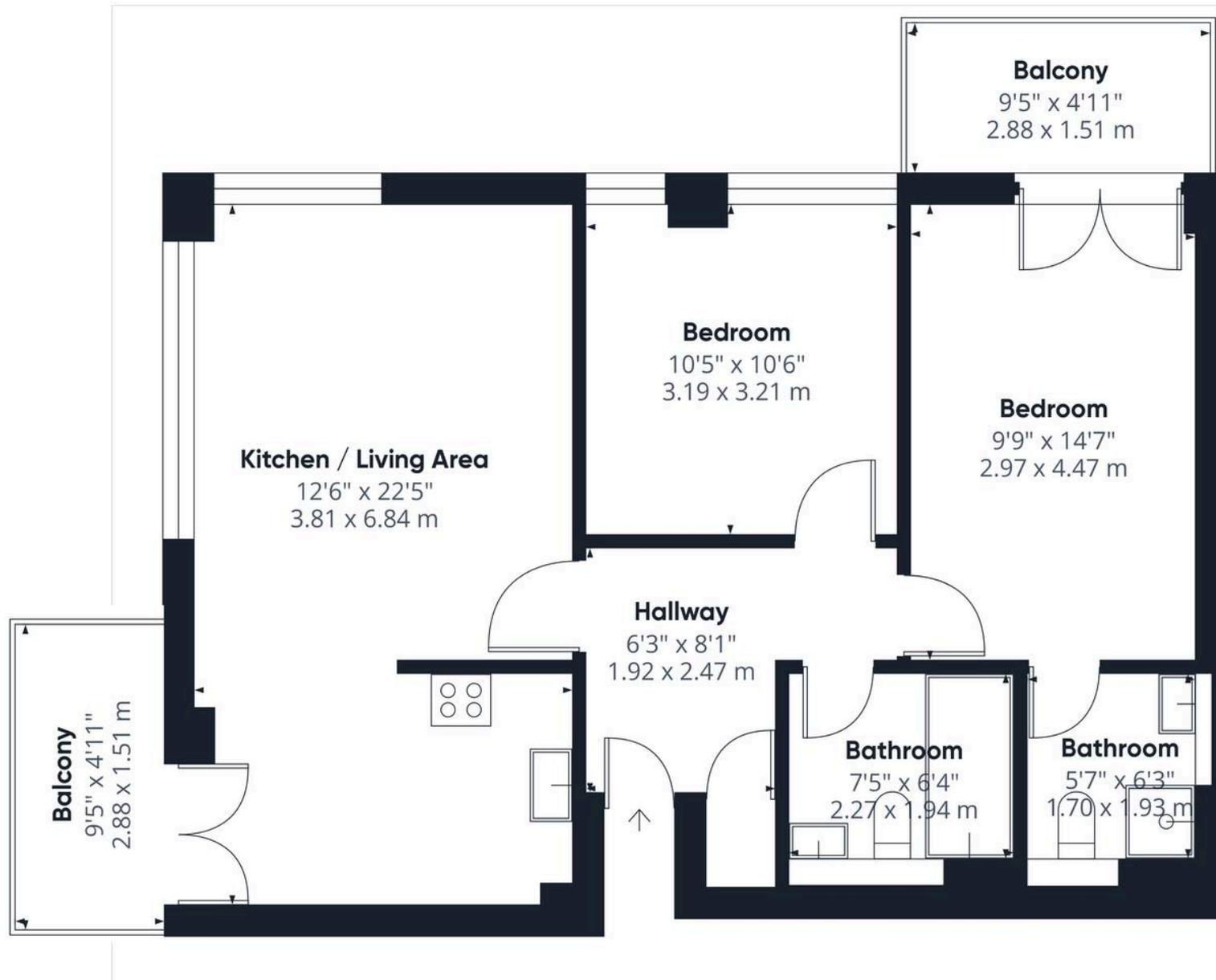
7' 5" x 6' 4" (2.27m x 1.94m)











**Approximate total area<sup>(1)</sup>**

716.65 ft<sup>2</sup>

66.58 m<sup>2</sup>

**Balconies and terraces**

46.72 ft<sup>2</sup>

4.34 m<sup>2</sup>

(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**

## THW Estate Agents

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