



4 Beathwaite Gardens, Levens
£185,000



4 Beathwaite Gardens

Levens

A well presented first floor apartment with fabulous views across the Lyth Valley and of the Lakeland Fells situated within a small development of similar properties the popular South Lakeland village of Levens. The property has easy access to local amenities, the M6 Motorway and the Lake District National Park.

Situated in a desirable location, this delightful first floor apartment offers a wonderful opportunity for a first-time buyer looking to step onto the property ladder. The property comprises of a light and airy sitting room with balcony access, providing far-reaching views of the surrounding area. The fully fitted kitchen with dining space is perfect for enjoying meals. The two bedrooms, one being a double with fitted wardrobes, offer comfortable living quarters. The apartment also features a three-piece suite bathroom, double glazing, and gas central heating for added convenience.

The outside space of this property is equally impressive, with a fantastic balcony offering ample space for outdoor furniture and potted plants, providing the perfect spot to unwind and soak in the views. In addition to the private balcony, residents can enjoy the beautifully landscaped communal gardens, complete with lush lawns, mature trees, neatly trimmed hedges, and gravelled seating areas, creating a serene environment to enjoy the outdoors. For added convenience, off-street parking is available, ensuring residents have easy access to their vehicles. Whether you are looking to relax on your private balcony, enjoy a leisurely stroll through the communal gardens, or explore the nearby amenities, this property offers a blend of comfort, convenience, and natural beauty, making it a truly special place to call home.

- First floor apartment
- Light and airy sitting room with balcony access which has far reaching views
- Fully fitted kitchen with dining space
- Two bedrooms with one being a double and includes fitted wardrobes
- Three piece suite bathroom
- Double glazing and gas central heating
- Well looked after communal gardens
- Easy access to local amenities
- Road links to the M6 Motorway and the Lake District National Park
- A great first time buyers property

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 gas, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:LEASEHOLD

DIRECTIONS

From Kendal proceed south along the A591 Kendal bypass. Leave the bypass at Brettagh Holt roundabout and take the road signed post A590 Barrow. Join the A590 and in approximately 1.7 miles turn right sign posted Levens village. Pass the Hare and Hounds public house and continue up Lowgate. Turn left on to Levens Lane and then turn left in to Beathwaite Gardens to find number 4 on the left.

WHAT3WORDS:///enjoy.octagonal.dust





FIRST FLOOR

ENTRANCE HALL

10' 3" x 3' 2" (3.12m x 0.96m)

SITTING ROOM

14' 0" x 11' 6" (4.27m x 3.50m)

KITCHEN

11' 5" x 7' 11" (3.47m x 2.42m)

BEDROOM

11' 9" x 8' 9" (3.59m x 2.66m)

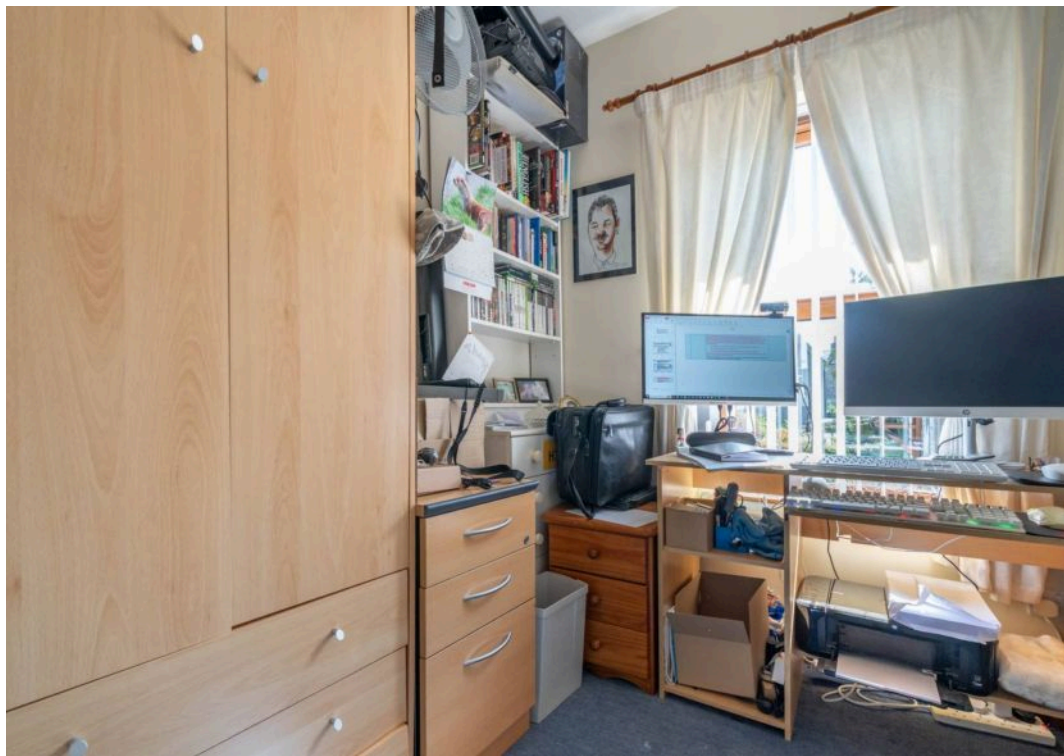
BEDROOM

9' 4" x 6' 5" (2.84m x 1.96m)

BATHROOM

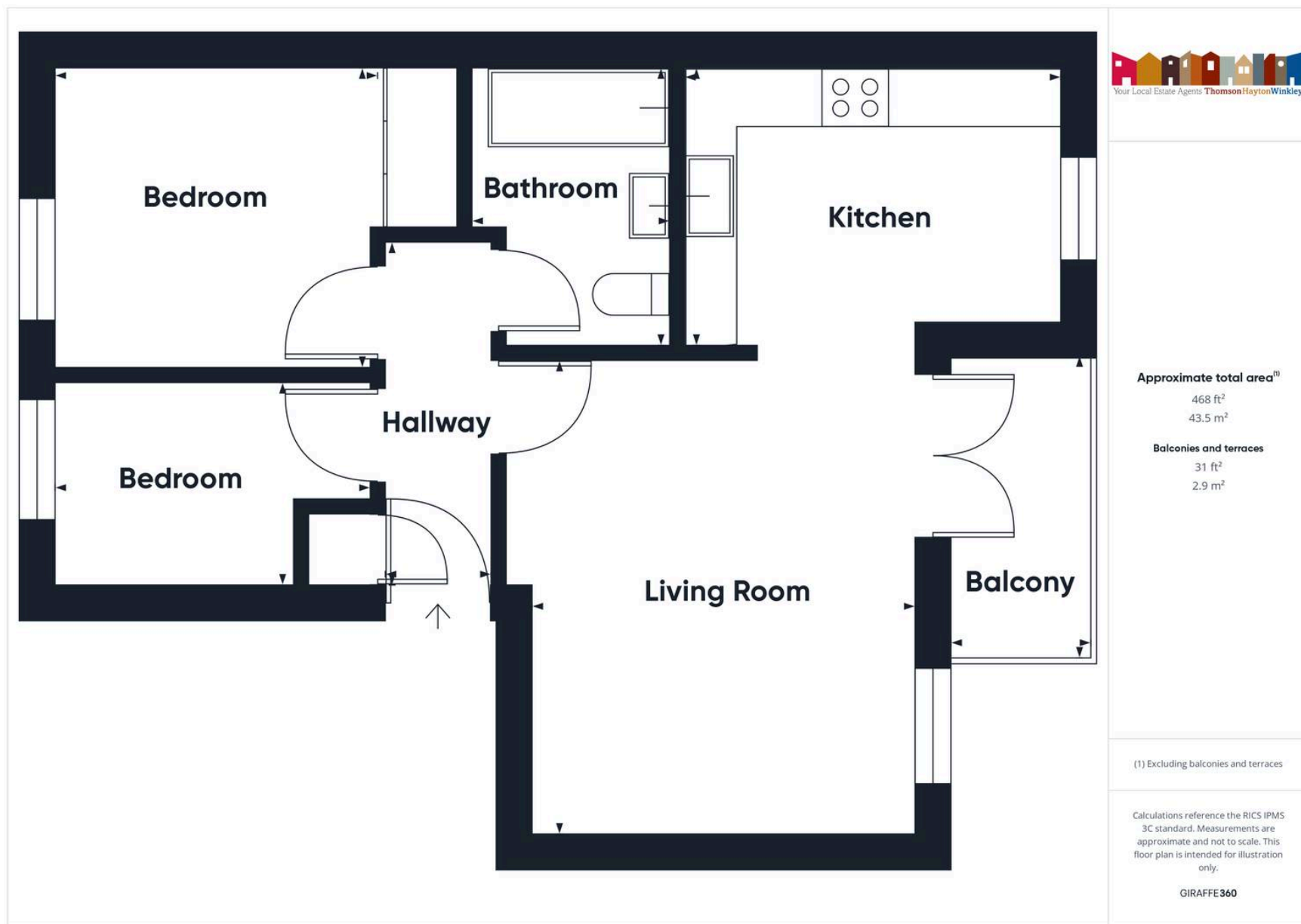
8' 0" x 5' 7" (2.43m x 1.71m)











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