



1 Riverdale Court, Kendal
£230,000



1 Riverdale Court

Kendal, Kendal

This well presented first floor apartment is situated in a sought after area within Kendal town, offering easy access to local amenities and beautiful scenic walks. Its prime location also provides excellent road connections to the Lake District National Park and the M6 motorway, making it perfect for both everyday living and exploring the surrounding countryside.

Inside, the apartment features a bright and airy sitting room designed for comfort and relaxation. The fitted kitchen is light and practical, providing a functional space for cooking. There are two bedrooms, a spacious double with built in storage and a versatile single, along with a practical shower room/wet room, thoughtfully designed for ease of use and accessibility.

Outside, the property enjoys a private rear garden, ideal for outdoor relaxation or gardening. A secure garage offers additional storage while there is also convenient off-street parking, adding to the overall appeal and functionality of the home.

EPC - D, Council Tax band - D

Council Tax band: D

Tenure: Leasehold

HALL

5' 6" x 5' 1" (1.67m x 1.54m)

LANDING

14' 9" x 4' 5" (4.50m x 1.35m)

GARAGE

18' 11" x 9' 9" (5.77m x 2.98m)

BATHROOM

7' 11" x 6' 2" (2.41m x 1.89m)

SITTING ROOM

17' 2" x 11' 5" (5.24m x 3.47m)

KITCHEN

9' 3" x 7' 1" (2.83m x 2.17m)

BEDROOM

11' 9" x 10' 6" (3.58m x 3.19m)

BEDROOM

8' 5" x 7' 7" (2.56m x 2.31m)

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 D

SERVICES

Insert - ask Jo

COUNCIL TAX : BAND D

TENURE : LEASHOLD





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GARDEN

ALLOCATED PARKING

1 Parking Space

One allocated parking space



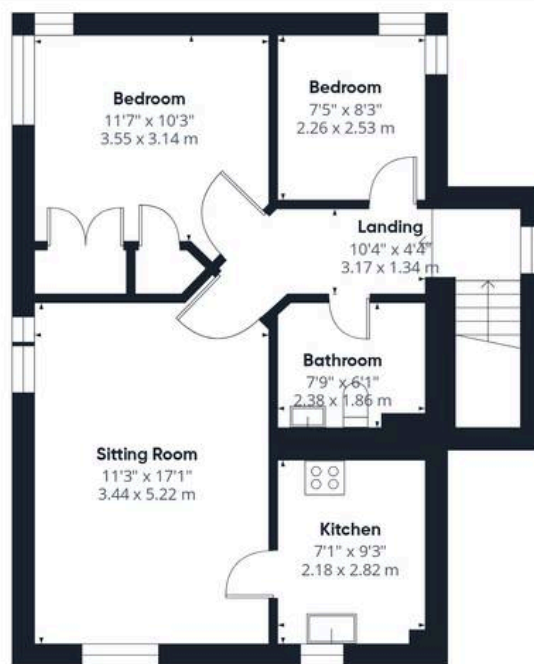


Ground Floor

Approximate total area⁽¹⁾

795 ft²

73.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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