



16 Maple Close, Sedbergh
£170,000



16 Maple Close

Sedbergh

Occupying a convenient position within the popular market town of Sedbergh, this well presented first floor apartment offers bright and comfortable accommodation together with communal gardens and resident parking. The property is ideally placed for the amenities available within the town and is within easy walking distance of shops, cafés and everyday services.

The accommodation centres around a light and airy open plan kitchen, dining and living space, creating a welcoming environment for both everyday living and entertaining. The layout makes excellent use of the available space and enjoys an abundance of natural light throughout.

The apartment offers two bedrooms, including a double bedroom and a further single bedroom which could also lend itself to use as a home office or study. A spacious bathroom featuring both a separate bath and shower serves the accommodation.

Externally, residents benefit from communal gardens together with resident and visitor parking. Combining well presented accommodation, practical living space and a convenient location, this is an excellent opportunity to acquire a home within one of Cumbria's most desirable market towns.

- Well presented first floor apartment
- Bright and airy accommodation
- Open plan kitchen, dining and living space
- Two bedrooms
- Spacious bathroom with separate bath and shower
- Communal gardens
- Resident and visitor parking
- Easy access to local amenities
- Short walk to Sedbergh town centre
- Conveniently positioned close to shops and services

WHAT3WORDS:///rubble.simulations.prompting

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G





ENTRY

6' 10" x 4' 5" (2.08m x 1.35m)

KITCHEN / LIVING AREA

19' 11" x 14' 0" (6.06m x 4.27m)

BEDROOM

12' 4" x 8' 4" (3.76m x 2.55m)

BEDROOM

8' 8" x 6' 9" (2.65m x 2.05m)

BATHROOM

8' 3" x 7' 0" (2.51m x 2.13m)

Fully tiled



SERVICES

Mains electric, mains gas, mains water, mains drainage

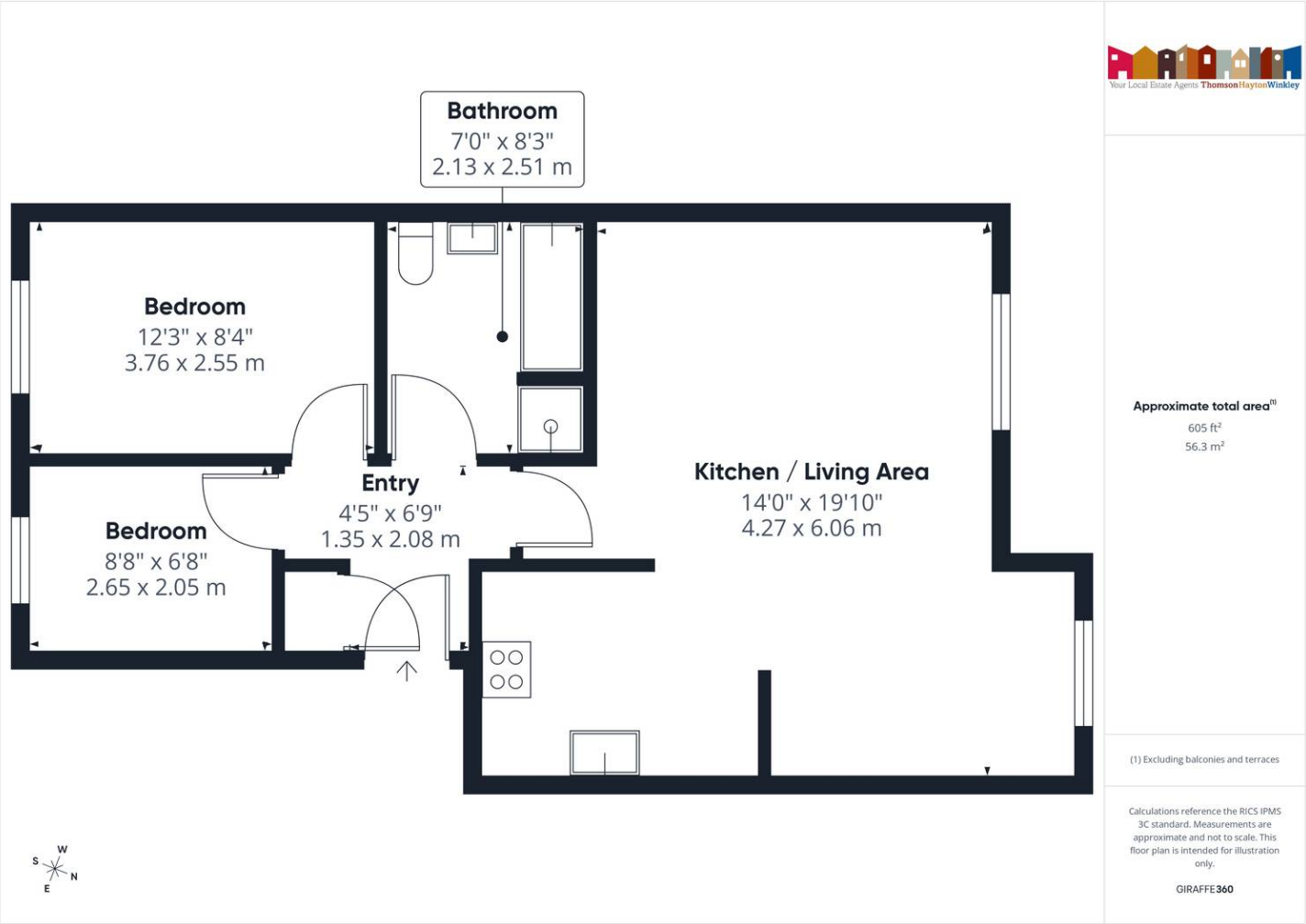
EPC RATING C

COUNCIL TAX BAND currently Band C

TENURE: LEASEHOLD

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