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35 Blackhall Croft Blackhall Road, Kendal
£2,700



35 Blackhall Croft, Blackhall Road

Kendal

Occupying a convenient position within the popular Blackhall Croft development, this well proportioned retirement apartment offers comfortable accommodation together with access to a range of communal facilities. Ideally suited to those seeking independent living within a welcoming community environment, the property enjoys a central Kendal location close to shops, cafés, amenities and Kendal bus station.

The accommodation is arranged on a single level and includes a spacious sitting and dining room, providing plenty of room for both relaxation and entertaining. A Juliet balcony enhances the living space, allowing natural light to flood the room, while the fitted kitchen is positioned conveniently adjacent to the main living area.

The apartment offers a generous double bedroom together with a shower room. The larger than average layout provides comfortable and practical accommodation throughout.

Residents benefit from the communal facilities such as a residents' lounge for social events, a communal laundry room, overnight guest accommodation, and a house manager's office all available within the development together with visitor parking for family and friends. The development enjoys a convenient location, offering easy access to the amenities, shops and services available within Kendal.

Combining well proportioned accommodation, practical living space and a desirable location, this is an excellent opportunity to acquire a retirement apartment within a well regarded development.

- Purpose-built retirement apartment
- Larger than average one bedroom layout
- Fitted kitchen
- Spacious sitting and dining room
- Double bedroom
- Shower room
- Well maintained communal facilities
- Visitor parking available
- Lift access and residents' amenities
- Central Kendal location, close to shops, amenities and Kendal bus station

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





ENTRY

6' 10" x 7' 5" (2.08m x 2.27m)

LIVING ROOM

23' 3" x 10' 10" (7.08m x 3.30m)

KITCHEN

8' 4" x 7' 7" (2.54m x 2.32m)

DINING AREA

8' 1" x 6' 8" (2.47m x 2.02m)

BEDROOM

13' 2" x 9' 0" (4.01m x 2.75m)

BATHROOM

6' 9" x 5' 7" (2.07m x 1.70m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING B

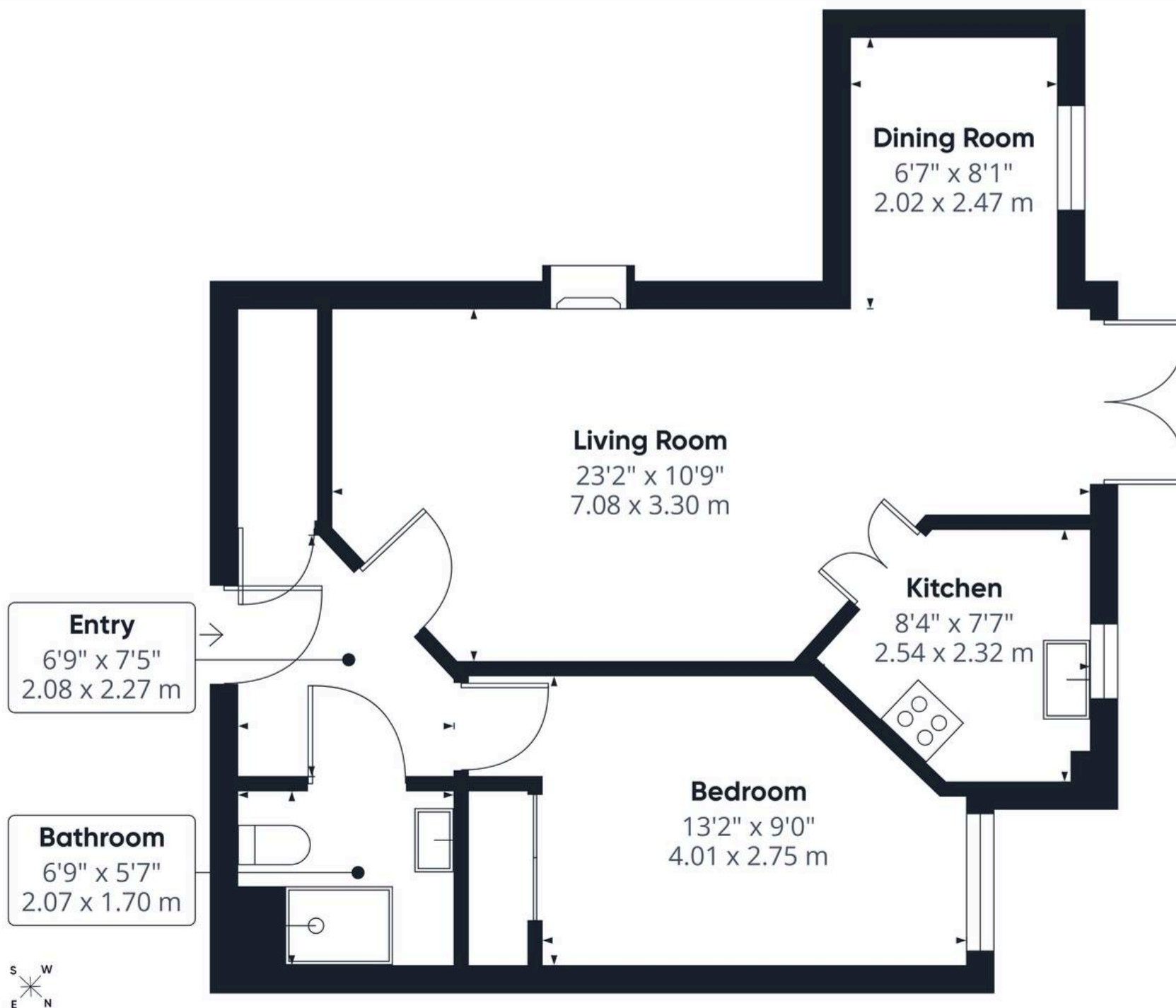
COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD

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Approximate total area⁽¹⁾

546 ft²
50.8 m²

(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.

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