



Stonecross Gardens

Kendal, LA9 5TB

Offers In The Region Of £230,000

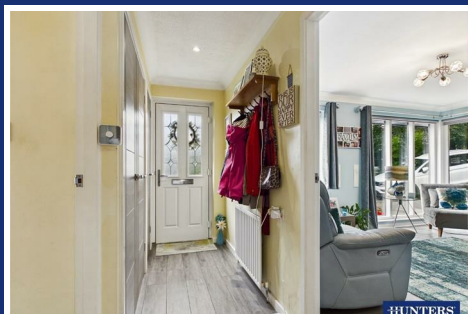


- Beautiful Two Bedroom Bungalow
- Restricted to 55s or Over
- Disability Access Friendly with Many Internal Adaptations
- Modern Fitted Kitchen
- Lovely Garden and Plenty of Parking
- Refurbished Throughout
- Ideal for Downsizers & Retirees
- Well Equipped Bathroom with Hydraulic Bath
- Monthly Service Charge of £150 Excellent Value - See Description
- Council Tax Band C

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This is a beautiful two bedroom bungalow, positioned at the end of a terraced row of five, and set in private grounds in an over 55's development on the south side of the town. The property is in exceptional condition having been extensively refurbished by the current owners over the last few years and it presents in a truly exceptional condition. The property is ideally suited to downsizers, retirees, and in particular buyers who are looking for accommodation with adaptations for those with mobility adaptations.

The accommodation comprises of an entrance hall, a living room, open plan to the kitchen/diner, two double bedrooms, and a bathroom. The interior has wide access doors for ease of entry and the lovely open plan living room and kitchen flow nicely to create a highly social space to enjoy with family and friends. The house is double glazed and has gas central heating (new boiler) and outside there are wonderfully planted gardens for you to enjoy and tend to with the support of gardeners provided as part of the service charge. Parking is easy with plenty of unallocated spaces for the residents and there is a level path entrance from the street to the house.

Kendal town centre is approximately one mile away and provides an excellent range of independent shops, national retailers, cafés, restaurants, supermarkets including Asda, Booths, Aldi, Morrisons and M&S Food, together with banks, healthcare facilities, leisure amenities and the popular Brewery Arts Centre. The town is renowned as the gateway to the Lake District National Park, offering an outstanding lifestyle with beautiful countryside and walking routes close at hand. A regular bus service operate from nearby Milnthorpe Road, providing access to the town and to the surrounding area.

How to find:

What3Words///overnight.months.fills

Tel: 01539 816399

Entrance Hall

The formal access to the bungalow is via the front door which leads to the entrance hall. In here you have plenty of inbuilt storage cupboards, a place to hang coats, and you have access to the living room, bedrooms and bathroom.

Living Room

This is a wonderful space with a large corner window with a lovely outlook and helps to flood the room with natural light. There is an attractive laminate floor that extends into the kitchen, the entrance hall, and bedroom one creating a coordinated sleek look. There is space for a sofa, chairs and television table and the room is open plan to the kitchen/diner.

Kitchen/Diner

The kitchen cabinets have a high gloss finish and are presented in a mixture of white and light grey cabinets with a contrasting work-surface over. The splashbacks are a mixture of grey tiles and bronzed panels and the cabinet handles are finished in a brushed bronze along with the mono tap over the inset sink and drainer. Integral appliances include a ceramic hob with extractor fan over, an electric oven and built-in microwave, and a fridge/freezer. There is under counter space and plumbing for a washing machine and a dishwasher and there is an attractive tall column radiator. Large French doors to the side elevation allow an abundance of light to radiate in and they offer a pretty view of the side garden. In the corner beside the doors there is space for a family sized dining table and chairs.

Bedroom One

Located at the rear of the house, this is the larger of the two bedrooms and has a range of fitted wardrobes with hanging spaces and shelving and there is a window to the rear elevation. The room also has the advantage of double doors that connect directly with the bathroom which is a huge benefit for those with mobility issues and need easy access solutions. If required there is a motorised ceiling hoist which leads from the bed directly to the bath, and if not needed the tracks can simply be unscrewed and the unit removed.

Bedroom Two

With a fitted wardrobe and top boxes for storage, and being located to the front of the house with a window to the front elevation.

Bathroom

The bathroom has been recently refitted and includes a shower cubicle, wash-hand basin set on a vanity unit and a low level WC. There is also an Astor Bannerman

hydraulic bath that is height adjustable and works perfectly with the motorised hoist that leads from bedroom one. The advantage this affords owners with mobility issues is significant, but if not required by the current owners could remove the bath and replace with something more standard.

Gardens

The bungalow is surrounded by immaculately kept gardens. The current owners put extra love and care into their plot and it is planted with specimen shrubs, plants and shaded by mature trees. At the front of the house there is a rockery where weathered limestone and large format shrubs mix and combine to set the bungalow back from the road. The paths are all level access and you either follow the elevated (but flat) path to the front door or the wide path to the side of the bungalow and access the house via the double doors to the kitchen. And to the rear, the garden boundary is marked with an attractive stone wall and there is a further patio and a well kept lawn.

Parking

Parking is roadside outside the house, and whilst unallocated, there is no problem with finding spaces. In practice there is a kerbside space immediately outside the bungalow and a double parking bay to the side. Being located in private grounds there is no need for permits and little pressure for spaces.

Lease, Service Charge & Occupancy Restriction

The terms of the lease are that all owners have an equal share of the Freehold. The leasehold is for 999 years from 01/03/1987, leaving an unexpired term of 960 years. There is an age restriction on ownership to persons of 55 years and older. We are advised that the current management fee for service is £150 per calendar month. The services provided are wide and cover general buildings insurance, gardening, general outdoor maintenance, maintenance and repair of the roof, the window frames and external window cleaning.

A conditions of ownership is that it is for permanent residence only and pets are not allowed..

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

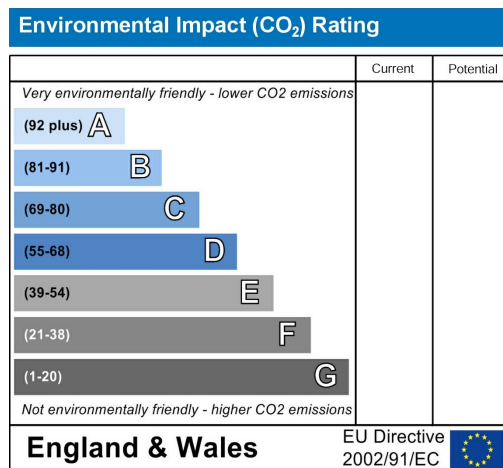
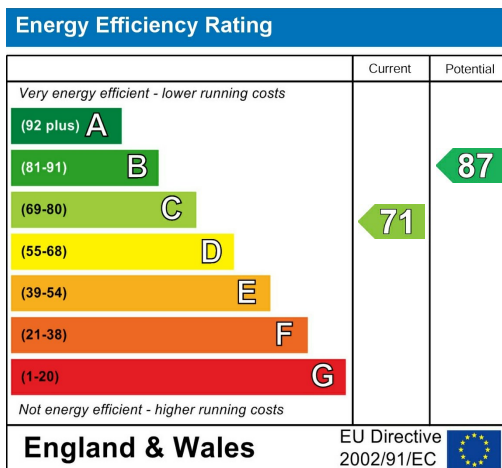
Floorplan







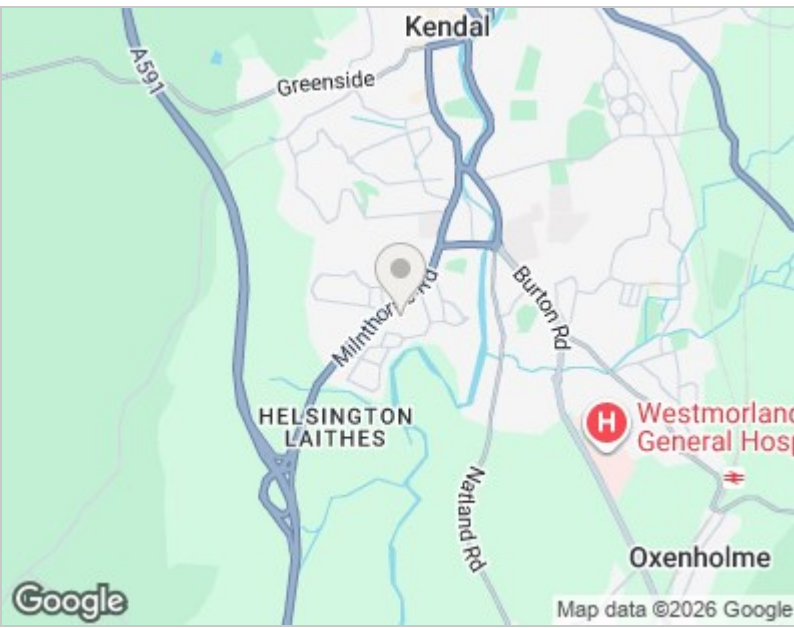
Energy Efficiency Graph



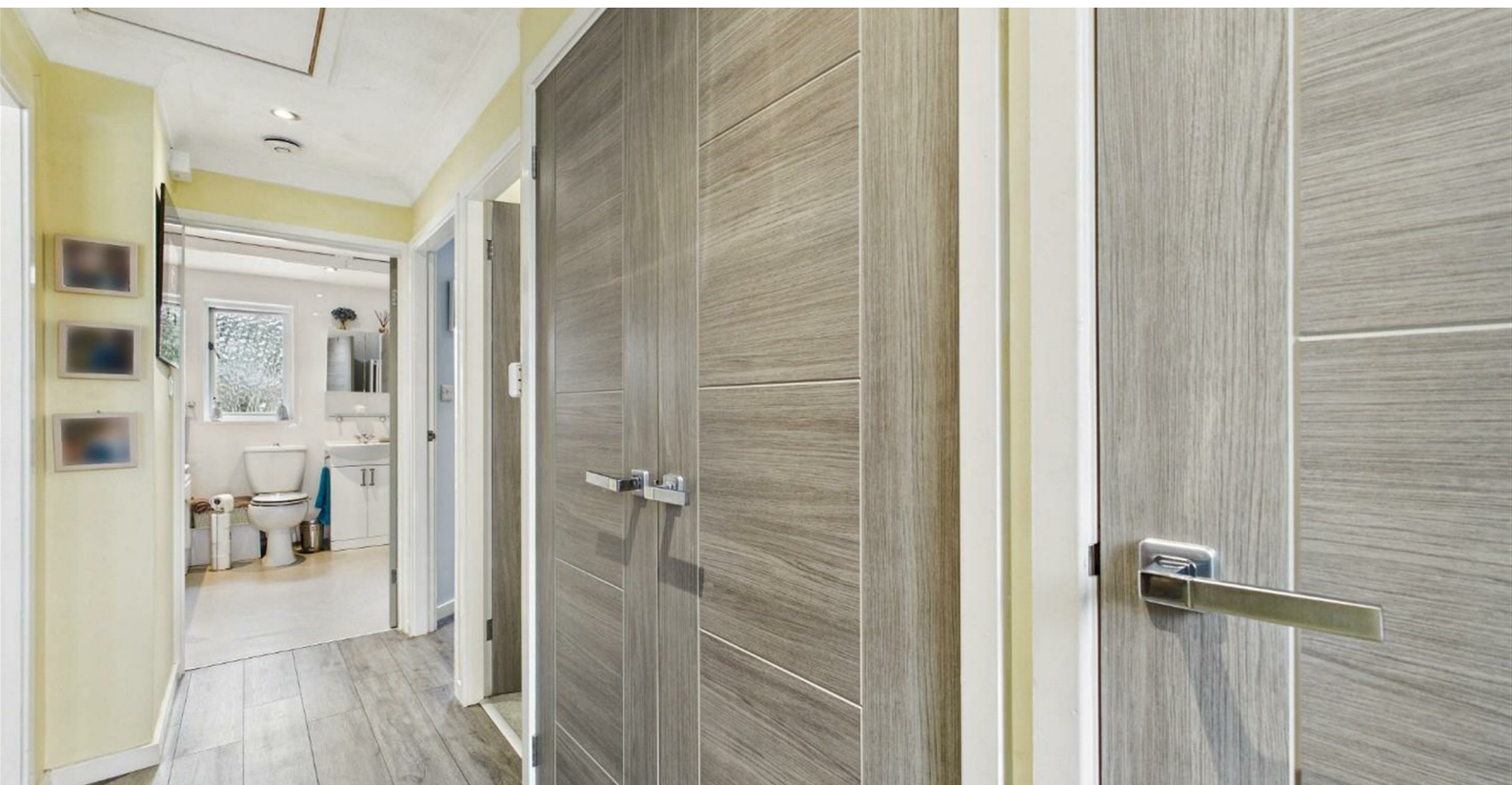
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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