



515 Sand Aire House Stramongate, Kendal





## 515 Sand Aire House Stramongate

### Kendal

A well proportioned fifth floor apartment having impressive views across the market town towards Serpentine Woods, the Golf Course and The Heights. The apartment, which is centrally located within Kendal, is next to the River Kent and the beautiful area of greenery known as Goosholme Park. Sand Aire House is conveniently placed for the many amenities available both in and around the town, the Lake District and Yorkshire Dales National Parks, Kendal railway station, the mainline railway station at Oxenholme and road links to the M6.

The beautifully presented accommodation briefly comprises private entrance hall off the main corridor, inner hall, open plan kitchen, dining and living space with direct access to the generous terrace, a double bedroom with en suite shower room, a further double bedroom and a bathroom. The apartment has modern contemporary fittings throughout and benefits from electric heating and double glazing.

There is an allocated undercover parking space in the secure car park.



## FIRST FLOOR

### SITTING ROOM

19' 9" x 15' 9" (6.01m x 4.8m)

Both max. Double glazed door to balcony, double glazed window, two storage heaters, recessed spotlights.

### KITCHEN

7' 12" x 7' 6" (2.43m x 2.29m)

Both max. Good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, space for fridge freezer, integrated dishwasher and washer dryer, tiled splashback, recessed spotlights.

### BEDROOM

19' 7" x 9' 11" (5.98m x 3.01m)

Both max. Double glazed window, storage heater, built in cupboard housing hot water boiler.

### EN-SUITE

8' 7" x 6' 1" (2.62m x 1.85m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, shaver points, fitted mirror.

### BEDROOM

11' 6" x 10' 2" (3.5m x 3.1m)

Both max. Double glazed window, storage heater, built in cupboard.

### BATHROOM

8' 11" x 6' 10" (2.71m x 2.08m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin and bath, partial tiling to walls, fitted mirror, extractor fan, shaver points.

### HALLWAY

13' 5" x 6' 2" (4.08m x 1.88m)

Both max. Storage heater, built in cupboard.









Allocated Parking

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND D

TENURE: LEASEHOLD

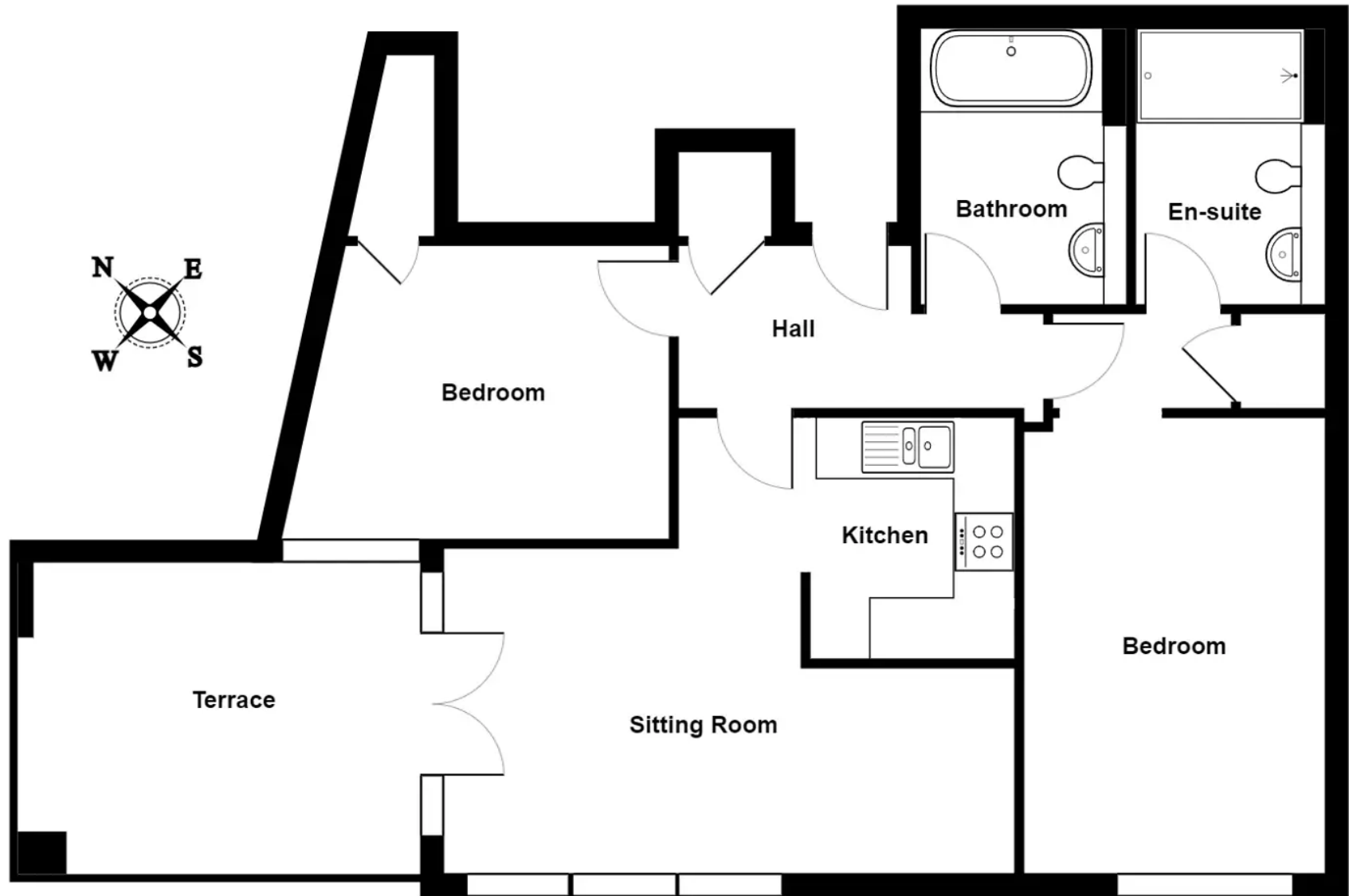
DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and continue across the bridge and Sand Aire House is located on the left. Number 515 is then located on the fifth floor.

WHAT3WORDS: coffee.hero.power







**Fifth Floor**

515 Sand Aire House Stramongate, Kendal

Total Area: 70.3 m<sup>2</sup> ... 756 ft<sup>2</sup> (excluding terrace)

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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