



Flat 2, Glebe Court, Kirkby Lonsdale  
£400,000





## Flat 2

### Glebe Court

A well proportioned apartment pleasantly located within a development of similar properties in the market town of Kirkby Lonsdale. Glebe Court is conveniently placed for the many local amenities which include a wide variety of shops, cafe's, public houses and restaurants. There is a doctors surgery, Booths supermarket, Boots the chemist, a library and bank. Kirkby Lonsdale has excellent bus routes and offers easy access to both The Lake District and Yorkshire Dales National Parks and road links to the M6.

Nestled on the outskirts of a vibrant town centre, this luxurious apartment offers a sophisticated urban lifestyle in a prime location. Step inside this luxury apartment and be greeted by a charming entrance hall which is great for greeting guests in. The ground floor has two double bedrooms located on the left and right of the entrance hall which are perfect for relaxing in. Two bathrooms can be access on the ground floor as well with both being three piece suites with one having a bath and the other having a shower cubicle with a utility roon been both bathrooms which is perfect for all your washing needs. Heading upstairs to the first floor you will find a charming open-plan living area flooded with natural light, perfect for relaxing or entertaining guests, along with a well-appointed kitchen area. On the second floor is a convenient snug area which has fantastic far reaching views. Perfect for those seeking a contemporary living space with a touch of elegance, this property also benefits from allocated parking and visitor parking, ensuring hassle-free parking solutions for residents. The property boasts double glazing and gas central heating for added comfort

Outside, residents can enjoy the communal gardens that provide a retreat from the hustle and bustle of urban life. With manicured lawns and picturesque greenery, the communal grounds offer a peaceful setting for outdoor activities or simply unwinding amidst nature. Residents can take advantage of the communal grounds for relaxation, socialising, or leisurely strolls in a well-maintained environment. This property not only offers a stylish and comfortable interior but also provides the opportunity to enjoy the outdoors within the confines of the community.

- Luxury apartment
- Allocated parking and visitor parking
- Charming open plan living area
- Double glazing and gas central heating
- Kitchen area
- Close to town centre
- Two double bedrooms
- Utility room
- Two bathrooms
- Communal gardens

#### **EPC RATING**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

#### **COUNCIL TAX: BAND D**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

Upon entering Kirkby Lonsdale from Kendal take a left onto Biggins road, follow until it merges onto Mitchel gate road and take a left onto B6254. Carry on down the road where 2 Glebe court is located at the front before the Raygarth turning.

**WHAT3WORDS:** legend.fractions.windmill.







## GROUND FLOOR

### PORCH

8' 2" x 3' 9" (2.49m x 1.14m)

### HALLWAY

13' 2" x 8' 3" (4.02m x 2.52m)

### BEDROOM

13' 9" x 9' 7" (4.19m x 2.91m)

### BEDROOM

12' 3" x 10' 8" (3.74m x 3.26m)

### HALLWAY

4' 6" x 4' 0" (1.36m x 1.22m)

### BATHROOM

7' 0" x 6' 8" (2.13m x 2.04m)

### BATHROOM

6' 9" x 6' 2" (2.05m x 1.88m)

### UTILITY ROOM

10' 8" x 3' 3" (3.24m x 0.99m)

## FIRST FLOOR

### LANDING

5' 8" x 3' 1" (1.72m x 0.93m)

### OPEN PLAN LIVING AREA

26' 4" x 12' 7" (8.04m x 3.83m)

## SECOND FLOOR

### SNUG

15' 9" x 10' 9" (4.81m x 3.27m)







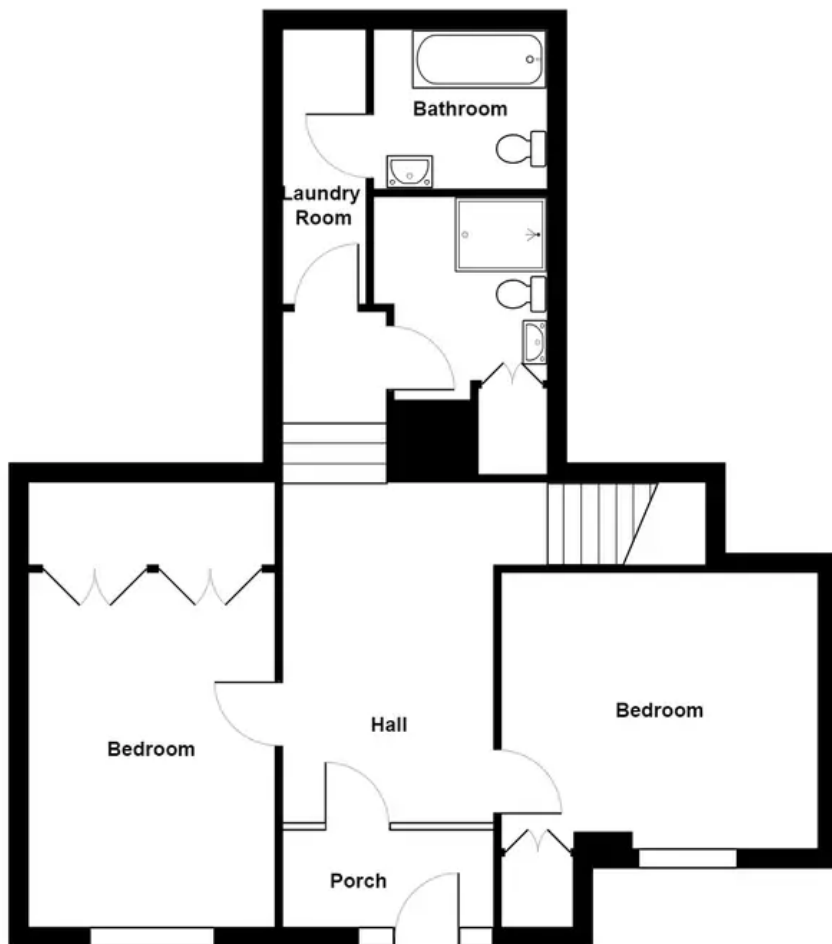








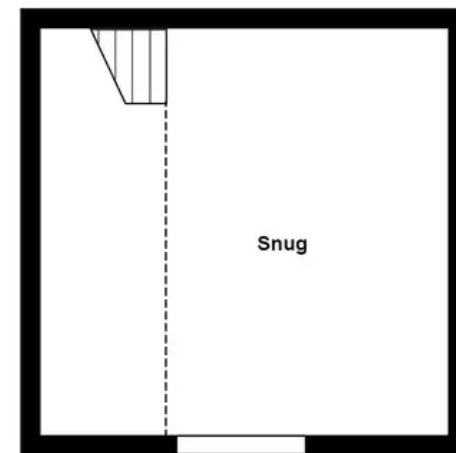




**Ground Floor**



**First Floor**



**Second Floor**

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**Total Area: 125.6 m<sup>2</sup> ... 1352 ft<sup>2</sup>**

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

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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