



Flat 1, Georgian House, 1 New Road



## Flat 1

### Kirkby Lonsdale

A well proportioned town apartment located in the delightful market town of Kirkby Lonsdale. This property access easy access to the towns amenities, road links to the M6 Motorway, Lake District National Park and the Yorkshire National Park.

Situated in the heart of the vibrant town centre, this contemporary 1 bedroom apartment offers a stylish urban living experience. Boasting a convenient location with close proximity to a plethora of amenities, this property presents an ideal opportunity for those seeking a dynamic lifestyle within reach of all essential conveniences.

Upon entry, residents are greeted by a modern and well-designed open plan living area, creating a bright and welcoming ambience throughout. The apartment benefits from double glazing, ensuring tranquillity and insulation from the bustle of the urban landscape outside. Efficient electric heating ensures comfort and warmth, making this residence a cosy retreat during colder months.

The sleek and sophisticated kitchen area is equipped with modern appliances and ample storage space, catering to the culinary needs of the discerning homeowner. The accommodating one double bedroom offers a peaceful sanctuary for relaxation and rest, complete with a tranquil ambience for a good night's sleep.

The property features a three-piece bathroom which compliments the apartment well. Residents will appreciate the convenience of being close to various amenities such as shops, restaurants, and entertainment venues, all within easy reach of this centrally located apartment.

Perfect for those who value connectivity, this property offers convenient road links to the M6 Motorway, facilitating ease of travel to neighbouring towns and beyond.

- Town centre apartment
- Double glazing
- Open plan living area
- Electric heating
- Modern kitchen
- Centre of town
- One double bedroom
- Close to amenities
- Three piece bathroom
- Road links to M6 Motorway

#### **EPC RATING**

#### **SERVICES**

Mains electric, mains water, mains drainage

#### **COUNCIL TAX: BAND A**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

Flat 1 is located across the street from the Thomson Hayton Winkley office in Kirkby Lonsdale.

**WHAT3WORDS:**blown.unite.drifter

#### **ENTRANCE HALL**

10' 10" x 2' 11" (3.31m x 0.88m)

#### **OPEN PLAN LIVING AREA**

19' 7" x 11' 5" (5.96m x 3.48m)

#### **INNER HALLWAY**

11' 0" x 5' 10" (3.36m x 1.78m)

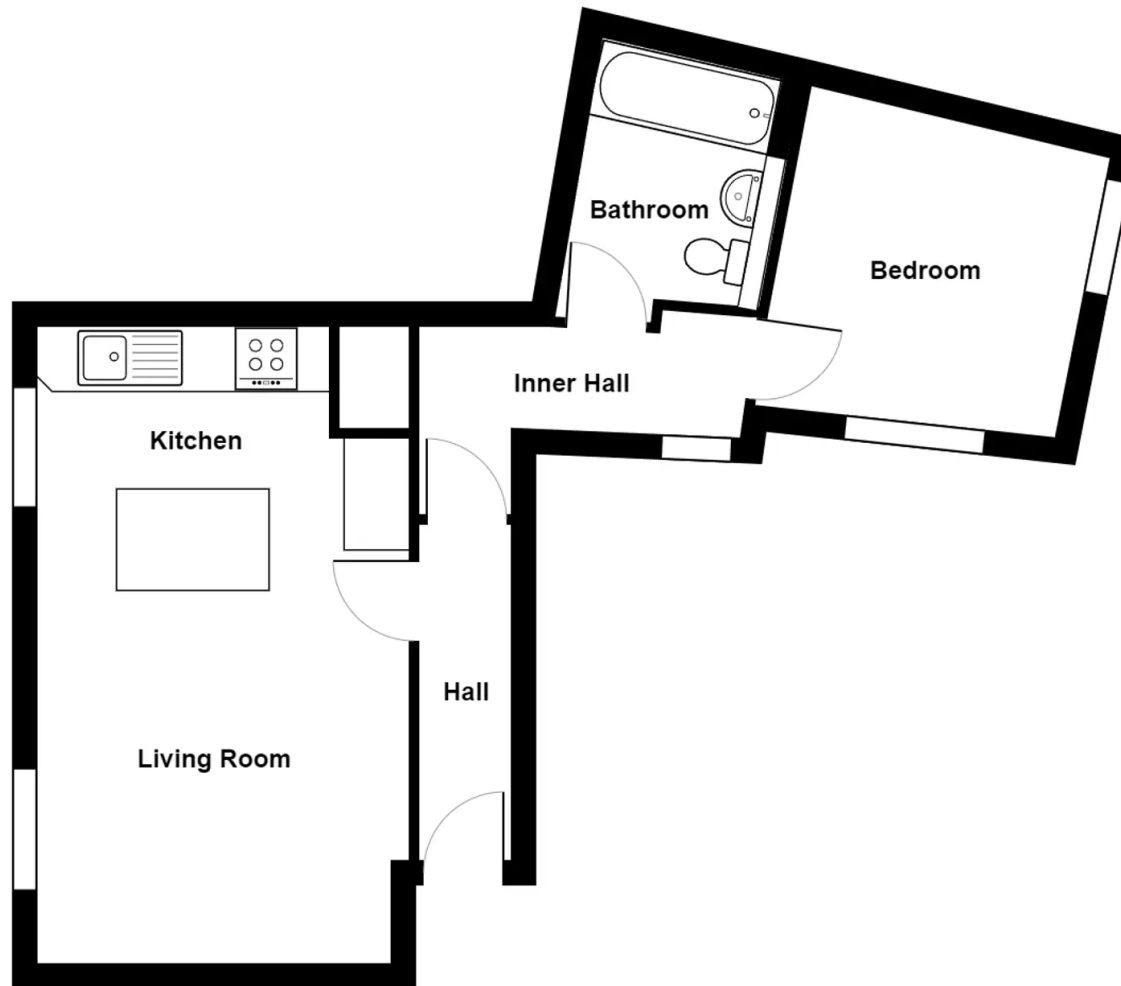
#### **BEDROOM**

10' 0" x 9' 6" (3.04m x 2.90m)

#### **BATHROOM**

8' 9" x 6' 5" (2.66m x 1.95m)





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

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