



7 Maple Close, Sedbergh, Cumbria, LA10 5JE

**Cobble Country**

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### **Yorkshire Dales National Park**

**An excellent opportunity to purchase a spacious penthouse apartment situated on the sought after 'Merewood' development built in 2002.**

**With maintained established gardens, allocated private parking and a central though peaceful location internal inspection on this property is recommended.**

**£167,777 MOTIVATED VENDOR, AVAILABLE IMMEDIATELY**

The property briefly comprises of entrance hallway with useful storage cupboard, access doors leading to all principle rooms. Lounge with glazed double doors to Juliet style balcony leads to open plan dining area and kitchen. The modern fitted kitchen includes built under electric oven with gas hob and stainless steel overhead hood extractor, integral appliances including fridge, freezer and washing machine. Double bedroom and single bedroom currently used as a convenient office space. The bathroom comprises of a modern four piece suite including low level WC with push button flush, pedestal wash hand basin, bath and separate shower unit, complimentary full tiling to walls and vanity area.

The property benefits from private parking, telephone intercom entry system and storage in communal hallway area.

Currently the property is listed as Band B @ £1104.00 per annum.



## FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## DISCLAIMER

**The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

## DIRECTIONS

Take the road out of Sedbergh toward Kendal, past Highfield Road and the entrance to Woodside Avenue is about 200 metres on right. Take the right hand turn signed 'Maple Close', drop down the hill and the property is located on the left hand side- first entrance on the left.

## VIEWINGS

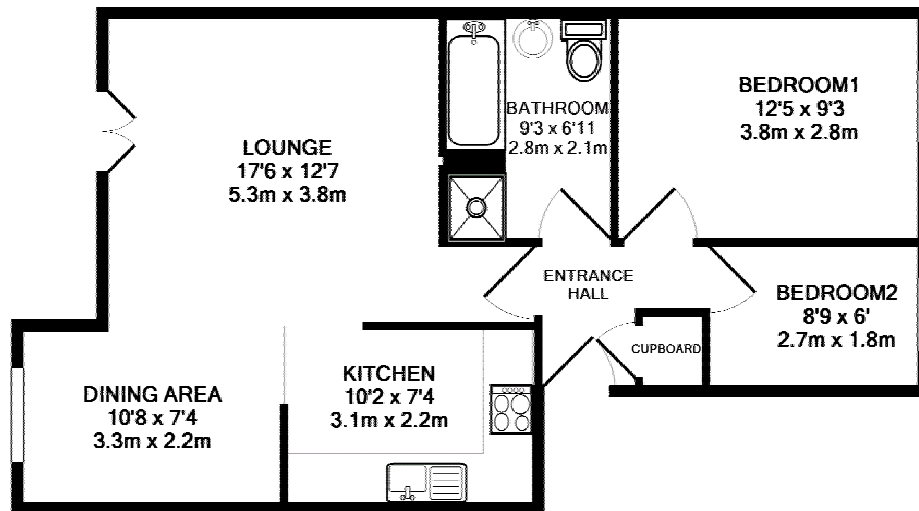
Viewings are strictly by arrangement with the agent.

**59 Main Street, Sedbergh, Cumbria. LA10 5AB**

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TOTAL APPROX. FLOOR AREA 56.3 SQ.M. (607 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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