3 Greencoats Yard, Kendal

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992

3 Greencoats Yard, Blackhall Road

Kendal, Cumbria, LA9 4XA

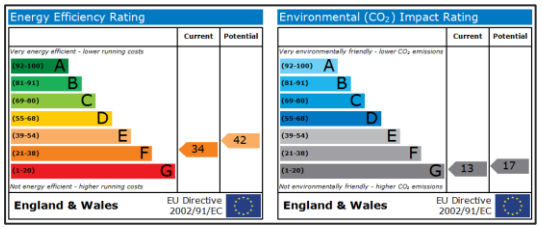
Guide Price £84,950

3 Greencoats Yard is a spacious duplex apartment situated centrally within the Town of Kendal.

The accommodation offers one bedroom, an open plan lounge/diner kitchen, WC and bathroom.

The property is located on the top floor. Externally there is a communal courtyard, bike store and refuse area.

This is a low maintenance property, ideal as an investment or first home within a bustling community.



SERVICES

Mains electric heating, mains water and drainage.

TENURE

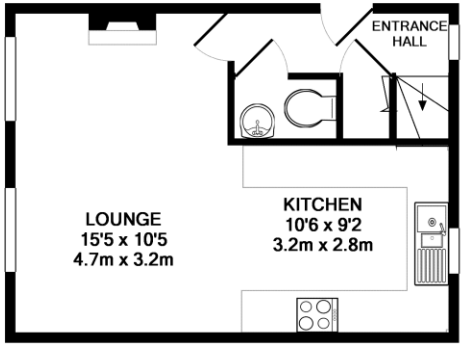
We are advised by the vendor that the property is Leasehold with a 999 year lease from July 1988. The service charge is £250.00 per quarter.

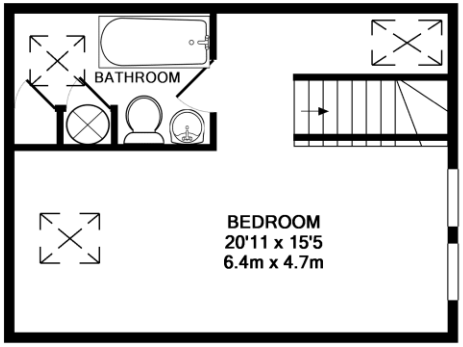
COUNCIL TAX BAND

We are advised that the property is currently in Band B.

DIRECTIONS

From the Town Hall continue along Highgate and take the next turning on the right into Finkle Street. Continue down the hill and straight across at the junction with Branthwaite Brow and Kent Street into Stramongate. Upon reaching Blackhall Road bear left and the Greencoats Yard development can be found on the left handside.





GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2011

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

C1041 Printed by Ravensworth 01670 713330

VIEWINGS: Viewings are strictly by arrangement with the sole agent:
Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: **015396 21000** Email: **sedbergh@cobblecountry.co.uk** Web: **www.cobblecountry.co.uk**