



Flat 2, Highfield House, Sedbergh, Cumbria

Cobble Country

Flat 2 Highfield House, Sedbergh, Cumbria, LA10 5DE

A recently refurbished ground floor flat situated within easy walking distance of Sedbergh Town Centre and all local amenities including shops, post office, pubs and restaurants. A low maintenance property, ideal for the first time buyer or as an investment.

£107,000

Centrally located within the market town of Sedbergh this lovely one bedroom flat is an ideal first home. The accommodation comprises of: entrance hall leading to modern bathroom, white three piece suite with shower over bath, useful storage in bathroom with plumbing for a washing machine. Spacious bright lounge with large bay windows and original sashes with deep sills and window seats. Modern fitted kitchen with white wall and base units with chrome accessories, fitted cooker and hob, sink with drainer. Double bedroom with built in storage and high ceilings. Gas central heating. Private allocated parking with additional visitor spaces.

Sedbergh is a bustling community with a range of shops to cater for most needs. Facilities include excellent primary and secondary schools, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops. There are a number of professional trades people operating locally providing all plumbing, building, electrical and maintenance services. Regular bus services to Kendal and the main West Coast line station at Oxenholme.



SERVICES

Mains Electric, Gas, Water and Drainage.

TENURE

We are advised by the vendor that the property is Leasehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band A

DIRECTIONS

From Sedbergh Town Centre heading out of town in the Kendal Direction, take the first right onto Howgill Lane beside the Dalesman Pub. Continue up the hill and the property is on the right just after the junction.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

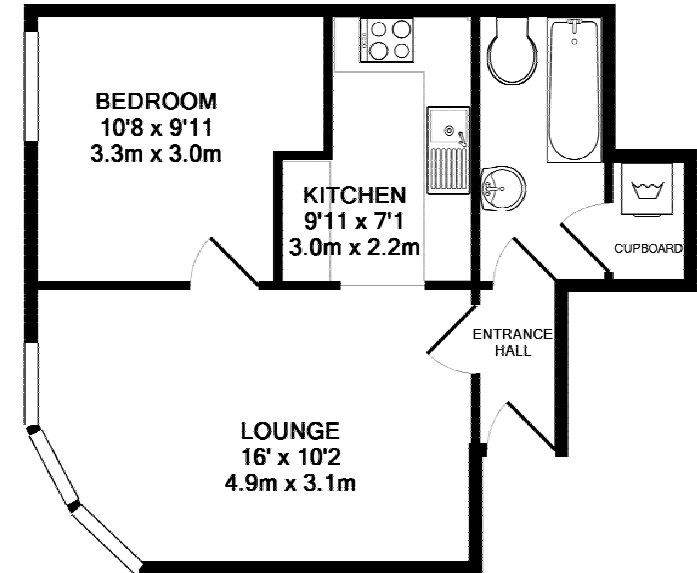
Cobble Country Property

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TOTAL APPROX. FLOOR AREA 36.6 SQ.M. (394 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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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.

