



5 Maple Close
Sedbergh, Cumbria LA10 5JE

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



5 Maple Close

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Maple Close is a small complex comprising of 18 apartments and 6 houses in a quiet cul de sac to the west of the market town of Sedbergh. It's within easy walking distance of all local amenities including shops, cafes, pubs, medical centre, dentist and library. Number 5 Maple Close is a two-bedroom ground floor apartment which has been renovated throughout in recent years.

The accommodation briefly consists of communal entrance hall leading to the front door, entrance hall, open plan lounge/dining/kitchen, two bedrooms and large shower room. The lounge has patio doors leading onto a small patio area and communal gardens. The kitchen has plenty of wall and base units, integrated washing machine and dishwasher, fridge freezer, electric oven with extractor over, gas hob and stainless-steel sink and drainer. In the shower room there is a white three-piece suite including a large walk-in shower unit. Both bedrooms look over the parking area at the rear. Wood engineered flooring runs through the lounge, kitchen and dining area with carpeted bedrooms and tiled floor in the shower room.

The apartment is neutrally decorated throughout and benefits from wooden double glazing throughout, mains gas, electric, water and It is suitable as a lock up and leave, retirement or second home.

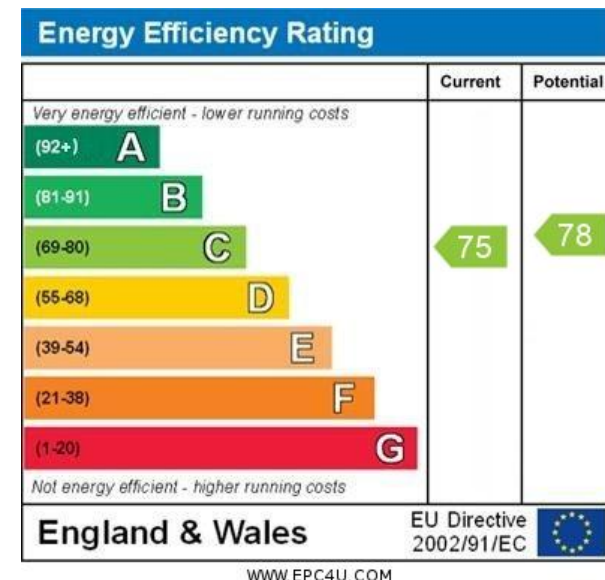
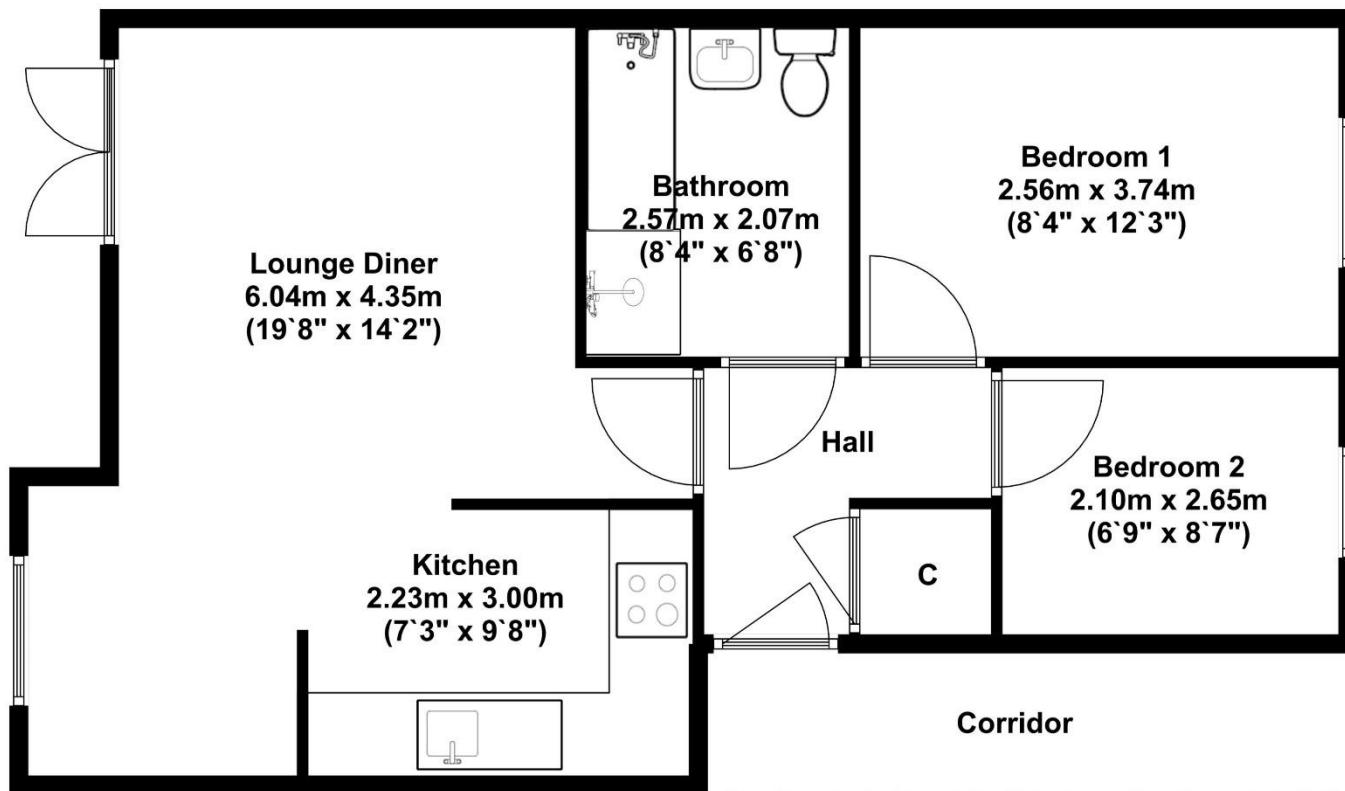
Externally there are wrap around communal gardens, designated off-road parking space along with visitor parking spaces.

A management fee of £90.00 per calendar month is payable on this property, please ask for further details.

Viewings highly recommended to appreciate this apartment and outside space.

Guide price £180,000





SERVICES

Mains gas, electric, water and drainage.

TENURE

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

COUNCIL TAX BAND

We are advised that the property is currently in band C.

DIRECTIONS

Leaving Sedbergh town Centre heading towards Kendal, take the right turn into Woodside Avenue before the Medical Centre, take the first right, follow down the hill and the apartments are situated to the left.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full detail are available on request.

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.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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