



Total floor area 45.8 m² (493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Kendal, PURFLEET

£165,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- 103 YEARS REMAINING ON LEASE
- ALLOCATED PARKING
- COMMUNAL GARDENS
- APPROX 0.6 MILES TO PURFLEET C2C STATION
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- EPC RATING C & COUNCIL TAX BAND C



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GROUND FLOOR

Communal Entrance

Via security phone entry system, communal hallway leading to:

Front Entrance

Via hardwood door opening into:

Entrance Hall

Double glazed window to rear, electric heater, built in storage cupboard housing water tank, laminate flooring.

Open Plan Kitchen / Diner / Reception Room

6.74m x 3.46m (22' 1" x 11' 4") Kitchen area; double glazed window to rear, inset spotlights to ceiling, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, Integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splashbacks, electric heater, laminate flooring.

Reception area; double glazed windows to front, electric heater, laminate flooring.



Bedroom One

3.69m x 3.24m (12' 1" x 10' 8") (Max)
Double glazed windows to front, electric heater, fitted wardrobe with sliding mirrored doors, laminate flooring.

Bathroom

2.1m x 1.67m (6' 11" x 5' 6") Obscure double glazed window to rear, inset spotlights to ceiling, floating WC, hand wash basin with tiled splashback, panelled bath, rainfall shower, part tiled walls, vinyl flooring.

EXTERIOR

Communal Gardens to front and rear, One allocated parking space to front.