



**56 Blackhall Croft, Blackhall Road, LA9 4UU**  
**Offers Around £114,000**

A generously proportioned two-bedroom apartment on the top floor of Blackhall Croft, offering picturesque views of Kendal and the surrounding countryside. Ideally situated within a convenient walking distance of shops and essential amenities.

This residence is well-suited for individuals aged 60 and above.



## 56 Blackhall Croft



A spacious top floor 2 bed apartment enjoying pleasant views over Kendal and the hills beyond. The apartment is convenient located close to Kendal town centre where there is a range of shops, facilities, cafes and restaurants, it is also a short distance by car to the South Lakes.

The accommodation is well presented and consists of entrance hall, sitting dining room, kitchen, two double bedrooms and a shower room.

### Property Information

Leasehold 103 years remaining. Council Tax Band C. EPC rating C. Service charge of £4650.42 per annum paid upto 29/02/2024. Electric storage heating. Double Glazed Windows. Over 60s.

Fisher Hopper are marketing this property on behalf of relatives of a company employee.

### Entrance Hall



Communal door entrance system, fitted carpet, electric storage heater, airing

cupboard housing hot water system, two further storage cupboards.

### Sitting Dining Room

Fitted carpet, two electric storage heaters, electric fire with faux stone fire surround, two timber framed double glazed windows with pleasant outlook over Kendal and hills beyond.

### Kitchen



Vinyl flooring, range of wall and base units, Miele single oven, hob with extractor, under counter space for both fridge and freezer, single stainless steel drainer sink, electric velux window.

### Bedroom 1



Fitted carpet, electric storage heater, fitted bedroom furniture, including dressing table, drawers and wardrobe, two timber framed double glazed windows with pleasant outlook over Kendal and hills beyond.

## Bedroom 2



Fitted carpet, electric wall mounted heater, large velux window with pleasant outlook over Kendal and hills beyond.

## Shower Room



Fitted carpet, shower cubicle, WC, wash basin, wall mounted electric fan heater, extractor fan.

## Communal Facilities

Large and pleasantly appointed communal lounge with kitchen and access onto Blackhall Road. Guest accommodation suite (charges apply). Refuse & Recycling room. Laundry Room. 24-hour emergency call system.

## Parking

Visitors car parking spaces available on site. Two local car parks close to apartment (permit required).

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in

these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

## FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan

### Ground Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)  
**56 Blackhall Croft, Blackhall Road, Kendal**

## Area Map



## Energy Efficiency Graph

