



2 Kelsick Court Kelsick Road

Ambleside LA22 0BP

£750 Per Calendar Month (Holding Deposit May Apply)

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Ambleside

Situated in the heart of Ambleside this modern apartment is located on Kelsick Road just a few doors away from our Ambleside office. The property has neutral décor and modern fittings throughout. Briefly the apartment comprises of private 1st floor entrance, spacious landing proving access to the modern fitted kitchen, lounge, bathroom, and two generously proportioned bedrooms. Externally the property is provided with 1 off street parking space, local permits for the SLDC catchment are also available to purchase direct from the council.



Accommodation

Entrance via front & rear doors in to communal hallway.

Entrance Hall

Communal hallway providing access to floors one and two.

Private hallway leading to:

Lounge

13'5" x 10'5"

Light and airy room with two UPVC double glazed windows each with curtains.

Kitchen

9'9" x 7'11"

A newly fitted kitchen with a four ring electric hob/oven, integrated fridge freezer and slim line dishwasher.

Bedroom One

16'10" m x 13'10"

Spacious double bedroom with fitted wardrobes to one wall.

Bedroom Two

15'8" x 6'4"

A good size single bedroom with built in wardrobes and matching drawer set.

Bathroom

A modern three piece bathroom suite in white with shower unit over the bath and store cupboard housing water cylinder.

Outside

Communal side entrance to rear from Kelsick Road. Property has one allocated parking space should it be required.

Directions

From Windermere continue along the A591; follow the one way road round to the left, turn right at the T junction. Keeping in the right hand lane loop back on the Kelsick Road. Continue past the Matthews Benjamin Office & Public Library. Kelsick Court is located on the right hand side above the Furness Building Society.

Services

All mains services are connected. Electric Ceiling Heating.

Council Tax Band

C

EPC Rating

E

Any Other Information

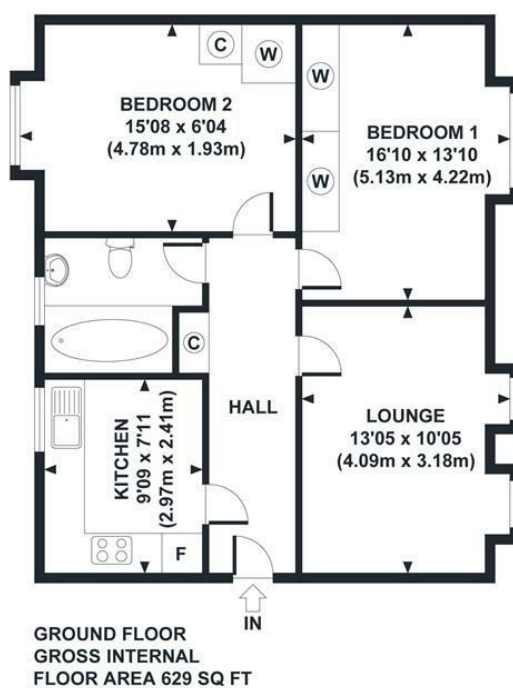
A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

Sorry, pets not considered.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

APARTMENT 2, KELSICK COURT, KELSICK ROAD



APPROX. GROSS INTERNAL FLOOR AREA 629 SQ FT / 64.29 SQ M
For illustrative purposes only. Not to scale

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

