Asking Price £325,000 Leasehold

1 Bedroom, Apartment - Retirement

31, Eddington Lodge Dockray Hall Road, Kendal, Cumbria, LA9 4DB

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Eddington Lodge

Heralded as the ‘gateway to the lakes’, Kendal is a charming market town within the South Lakeland District of Cumbria. Eddington Lodge, a collection of 64 one- and two-bedroom apartments, is perfectly located in the heart of Kendal, just off the main high street. The development backs onto the River Kent and is surrounded by stunning views across low hills and rolling countryside, near to the Lake District National Park.

Kendal also makes a superb base for those who enjoy walking. Surrounded by beautiful scenery it offers a wide variety of walking experiences with its own annual walking Festival; the perfect haven for an active and independent retirement. Kendal’s restaurants offer a wide variety of cuisine, plus there are also plenty of pubs in and around the town with a lovely choice of cafés along the high street. As well as offering all the amenities you need close by, the bustling high street reveals several popular shops, indoor and outdoor markets, the vibrant Westmorland Shopping Centre and independent boutiques and jewellers. Kendal itself also offers a wide choice of supermarkets, with a Marks and Spencer and Booths near to Eddington Lodge so everything you need is right on your doorstep.

The Lodge manager is on hand throughout the day to support the Residents and keep the development in perfect shape, as well as arranging many regular events in the Residents’ Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Eddington Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Eddington Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every Lodge and Resident.

Eddington Lodge requires at least one apartment Resident to be over the age of 60, with any second Resident over the age of 55.

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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

This delightful south-easterly facing one bedroom first floor apartment enjoys attractive views over the river Kent and communal gardens. Presented in good decorative order throughout, the property offers comfortable and well-proportioned accommodation and is conveniently located close to the stairs. Offered with no onward chain, this lovely apartment is ready for a new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private balcony and dual aspect window fill the room with natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a walk-in wardrobe. There is plenty of space for additional bedroom furniture if desired and a window keeps this lovely room bright and airy.

The Shower Room offers a large walk-in shower with handrail, a WC and wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment must be viewed!

Features

- One bedroom first floor apartment with balcony
- Modern fitted kitchen with integrated appliances
- Owners Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending November 2027): £2,505.16 per annum

There is no ground rent collected at this development.

Council Tax Band B

999 year Lease commencing 2023.

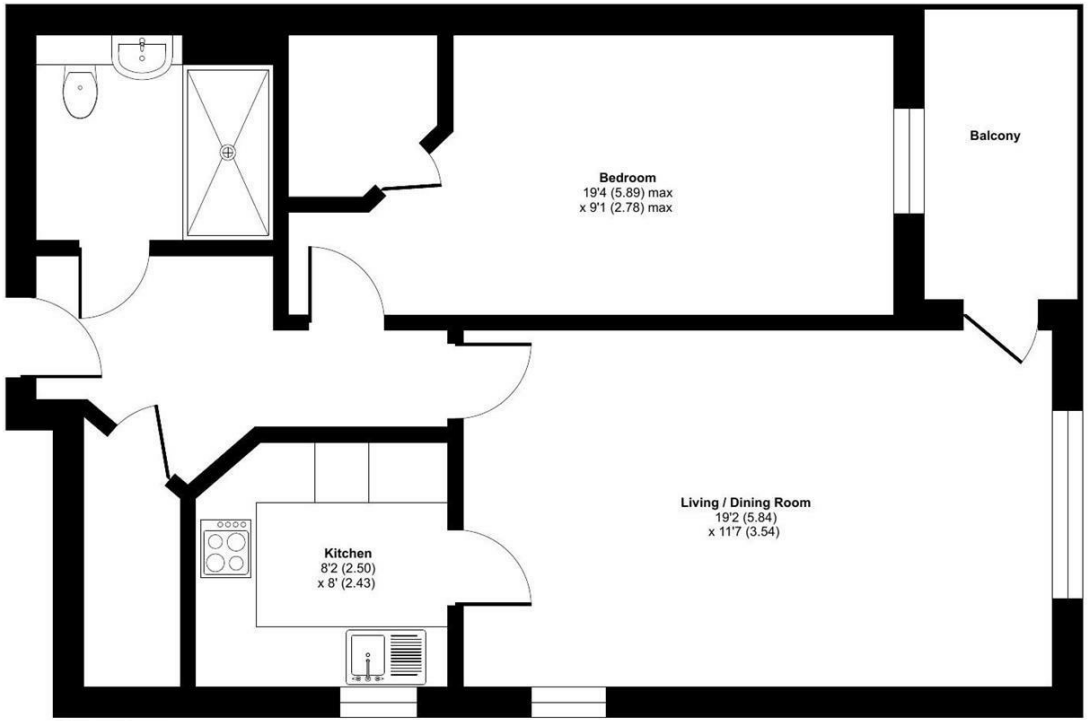
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C

Approximate Area = 637sq ft / 59.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1502055

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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