



238 Kentmere Drive , DN4 5FG

**£145,000 Offers In Region Of
Tenure Leasehold**

- Integrated Appliances
- Balcony
- Vacant Possession
- Beautiful Views
- Fully refurbished
- Long Lease
- Stones throw to Lakeside
- No Chain

Pristine third floor two bedroom apartment in a prime position just a stones throw from the lake and all the lakeside amenities. The property has been recently renovated including new flooring and redecoration throughout. One of the most enticing things about the apartment is the wonderful private balcony overlooking fields and woodland that brings a sense of tranquility to the property. The contemporary kitchen is fitted with everything you could need including dishwasher, washing machine, fridge freezer, oven and hob. The generous master bedroom has an en suite shower room and the main bathroom is more than ample size with a full sized bath. The second bedroom is also of very generous proportions. The large lounge has double aspect windows as well as French doors out to the balcony. There is also plenty of storage space in the apartment with a large store room just off the entrance.

The locality speaks for itself



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	