



Flat 1, Faversham House, Stricklandgate, Kendal
Asking Price £140,000

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Thomson Hayton Winkley



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FLAT 1, FAVERSHAM HOUSE , YARD 97, STRICKLANDGATE

Accessed via one of Kendals historic yards, this deceptively spacious first floor apartment is centrally located within the market town of Kendal. The apartment is close to the bus and railway stations and lies within level walking distance of the many amenities available including shops, restaurants, cafes, banks and library to name a few. Kendal offers easy access to both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The accommodation, which currently comprises entrance hall with storage, open plan kitchen, dining and living space, two generous double bedrooms and a shower room, would equally lend itself to a dining kitchen and separate lounge if required. The apartment benefits from gas central heating and is offered for sale with no upper chain.

ENTRANCE HALL

7' 6" max x 5' 5" max (2.31m x 1.67m)

Radiator, built in cupboard.

KITCHEN, DINING AND LIVING SPACE

14' 2" x 11' 8" (4.33m x 3.56m)

Single glazed window, radiator, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge, space for washing machine, tiled splashbacks.

BEDROOM

16' 1" max x 12' 6" max (4.91m x 3.82m)

Two single glazed windows, radiator, alcove housing gas central heating boiler, alcove housing hanging rail.

BEDROOM

14' 11" max x 13' 8" max (4.57m x 4.17m)

Double glazed window, radiator, two alcoves.

SHOWER ROOM

7' 10" x 5' 6" (2.40m x 1.70m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror and shelf.

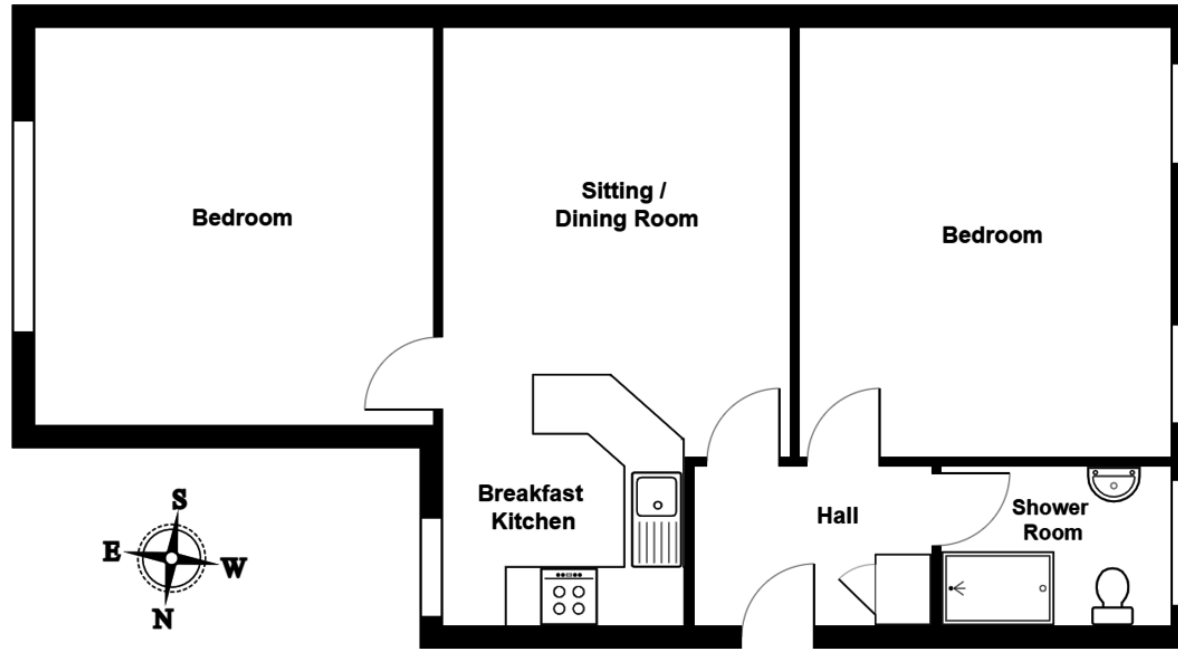
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





Flat 1 Faversham House, Stricklandgate, Kendal

Total Area: 64.2 m² ... 691 ft²

Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

The entrance to Faversham House is located down yard 97 off Stricklandgate, opposite our Kendal office, to the left of Charlie's Café.

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