



## Kendal

**£170,000**

12a Weavers Court  
Queen Katherine Street  
Kendal  
Cumbria  
LA9 7FB

This excellent ground floor two bedroom apartment forms part of a well managed development close to the River Kent and within easy level walking distance of the town centre. Refurbished and finished to a high standard the apartment is offered for sale in show home condition and benefits from that all important private parking space together with parking for visitors.

The apartment enjoys an easy to manage layout with dining hall and a most attractive living room, an excellent fitted and equipped kitchen, good shower room and two bedrooms. An ideal home for the individual or couple with permanent, retirement or holiday use in mind. No upward chain and early possession available. An early appointment to view is highly recommended.

Property Ref: K6423

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Living Room



Bedroom 1

**Description:** This excellent ground floor two bedroom apartment was refurbished in 2016 to a very high standard and specification. Offered for sale on show home condition, the layout is compact and easy to manage with a dining hall and fitted kitchen, excellent shower room, two bedrooms and a the good sized living room has two full height windows allowing plenty of light. A property that is ready to move into and enjoy, perfect for the professional couple, those down sizing or as a second home in the town known as the 'Gateway' to the Lake District.

The apartment benefits from UPVC double glazing and a thermostatically controlled electric heating system fitted in the ceilings. Outside is that all important parking space together with ample visitor parking.

**Location:** Weavers Court is situated fronting Aynam Road and the River Kent. Take the left turning into Queen Katherine Street and then first left into the car park at the rear of the development. The River Kent, Abbot Hall and the town centre are only a short walk away.

The town centre boasts a library, supermarket, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

**Accommodation with approximate dimensions:**

**Communal Entrance Hall** with glazed doors to the front and rear elevations and a telephone entry system.

**Dining Hall** 9' 10" x 7' 8" (3m x 2.34m) with two UPVC double glazed windows. Coving to ceiling, telephone entry system, and telephone point. Airing cupboard with shelving for linen and a large hot water cylinder.

**Living Room** 13' 8" x 11' 7" (4.17m x 3.53m) a pleasant room with two full height UPVC double glazed windows to the front. Coving to ceiling and TV aerial and telephone point.



Fitted Kitchen

**Fitted Kitchen** 11' 9" x 5' 8" (3.58m x 1.73m) with two UPVC double glazed windows. Fitted with an attractive range of kitchen units, incorporating walls and base cupboards, complementary working surfaces with inset bowl and half stainless steel sink and mixer tap and co-ordinating part tiled walls. Kitchen appliances include a built oven, microwave, four ring hob with cooker hood over, integrated fridge freezer and concealed washer/dryer.

**Bedroom 1** 13' 7" x 8' 7 max" (4.14m x 2.62m) two UPVC double glazed windows, coving to ceiling.

**Bedroom 2** 9' 8" x 7' 9" (2.95m x 2.36m) coving to ceiling and two high UPVC double glazed windows.

**Shower Room** complementary tiled flooring and co-ordinating part tiled walls. A three piece suite comprises; a large glazed shower cubicle with power shower, vanity unit with wash hand basin, WC. Towel rail and extractor fan.

**Outside:** The apartment benefits from well tended landscaped garden areas and a private allocated lockable parking space and visitors parking.

**Services:** mains electricity (White meter), mains water and mains drainage. Communal Satellite System and T.V. Aerial.



Bedroom 2

**Council Tax:** South Lakeland District Council - Band D

**Tenure:** Leasehold: – held on the balance of a 999 year lease from April 2000

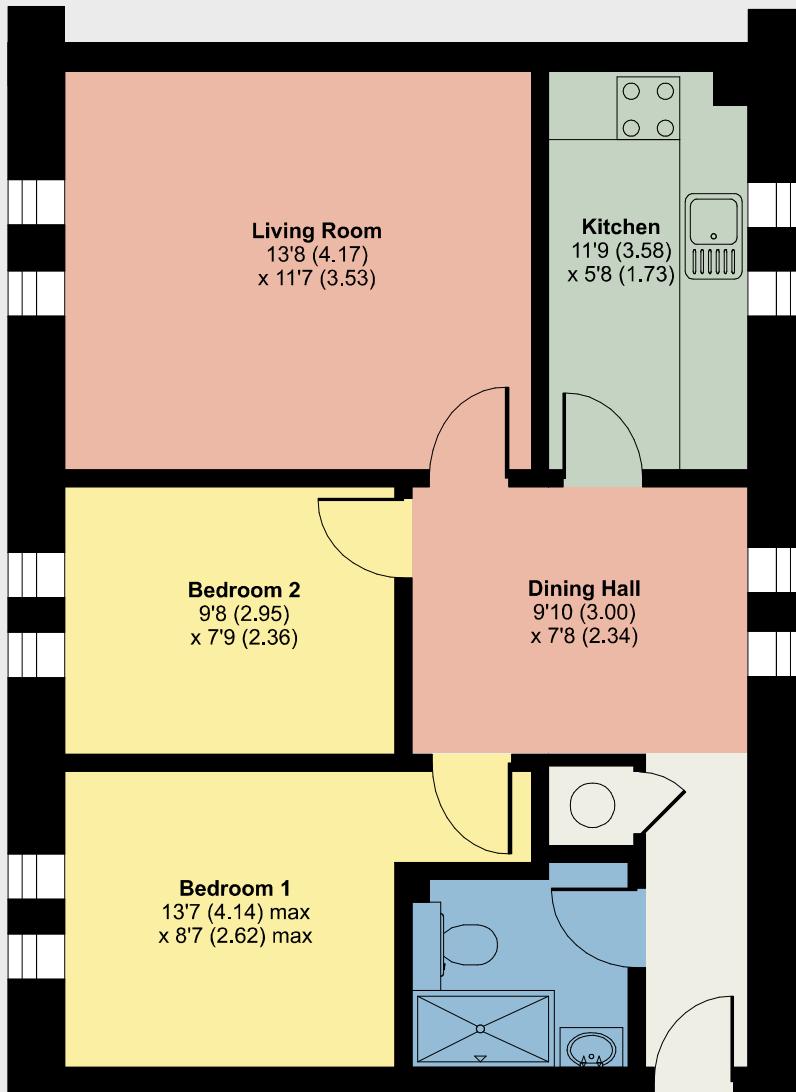
**Ground Rent:** £50.00 per annum

**Service Charge:** The current charge is £1320.00 per annum payable in 10 monthly installments of £132.00 which covers the cost of: buildings insurance, gardening, electricity for communal areas, cleaning of some windows and communal areas, and general maintenance.

# Queen Katherine Street, Kendal, LA9

Approximate Area = 583 sq ft / 54.2 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nich-com 2021.  
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