

Beezon Road

£195,000

3 Beezon Lodge
Beezon Road
Kendal
Cumbria
LA9 6EL

This fine Georgian Grade II Listed building designed by the renowned Francis & George Webster of Kendal enjoys a most convenient location in the Market Town of Kendal, close to both the town centre and the River Kent. This attractive ground floor apartment has been finished to a high standard and specification and has recently been decorated throughout with new carpets laid. A perfect home for those down sizing, a first time buyers or investor purchasers or those seeking a bolt hole in the Lake District.

The layout is easy to manage with a most attractive living room with a splendid feature fireplace, an excellent fitted kitchen with room for a breakfast table, a large double bedroom and modern bathroom. There is a private parking space to the front and an added bonus is a large private store room located in the basement of the building. The property is ready to move into and enjoy making the next step an early appointment to view.

Property Ref: K6504





Living Room



Fitted Kitchen



Fitted Kitchen

Description: A light and airy ground floor one bedroom apartment created within a most attractive Grade II Listed building benefiting from the high ceilings of the Georgian era and ornate cornicing's and architraves.

A property that really is ready to buy, with no upward chain and early possession available. Included is that all important private parking space along with a private store room offering plenty of space for bikes, golf clubs etc.

Whether for permanent or second home use this attractive apartment is well presented and has easy access to the Lake District National Park and only a short walk from Kendal train station and the bus station and the mainline railway station of Oxenholme being a short drive away from where you can be in London in just under 3 hours

Location: From Kendal town centre, follow the signs A6 North. Beezon Road is on the right after crossing the River Kent. Access by car is via Wildman Street and then right on to Beezon Road which is a one way street. Beezon Lodge is then found on your right opposite the apartments of Kentgate.

The historic market town of Kendal with its bustling streets and quaint yards offers a thriving community with its very own castle, weekly market and good range of major retailers and local specialist shops. There is a great choice of restaurants and coffee houses, the ever popular Brewery Arts Centre and all this with the stunning Lake District Park only three miles away.

Accommodation with approximate dimensions:

Ground Floor

Shared Entrance Porch with double doors through to the shared entrance hall.

Shared Reception Hall light and airy with glazed panel door. Original tiled floor and plaster cornicing, deep skirting boards and architraves, radiator.

A glazed door with feature arch leads through to the rear entrance of the building with access to the lower ground floor cellars in which there is a large store room private to number 3 that offers plenty of space for bikes, golf clubs etc.

Splendid Living Room a delightful room full of light from the original sash window overlooking the front elevation. Feature curved wall and deep skirtings and



Bedroom

architraves, original ornate plaster corning, picture rail and ceiling rose with chandelier. Attractive fireplace with cast iron inset and granite hearth. Electric radiator. Feature arched display alcove and matching arch with glazed double doors with fan light over leading through to the:

Inner Hallway with useful store/meter cupboard, electric radiator and coving to ceiling.

Fitted Kitchen with two double glazed windows with glass sills to the rear and part glazed door to outside courtyard area. Fitted with an attractive range of soft close gloss wall, base and drawer units with complementary worktops with matching upstand and inset stainless steel sink. A range of kitchen appliances include a built in oven, induction hob with glass splash back and stainless steel cooker hood and extractor over. Integrated fridge and concealed wash/dryer. Excellent store cupboard with cupboard over housing the hot water cylinder.

Bedroom with original sash window to the rear, electric radiator, coving and ceiling rose.

Bathroom complementary tiled walls, extractor fan and down lights. A three piece suite comprises; panel bath with glazed screen and shower over, fitted furniture with wash hand basin and WC. Contemporary chrome and glass towel rail.

Outside: Private Parking Space.

Tenure Leasehold - held on a 999 year lease.
Service Charge & Ground Rent - to be confirmed.
There will be certain areas of Beezon Lodge that will be communal and these will belong to the management company.

Services: mains electricity, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band B

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

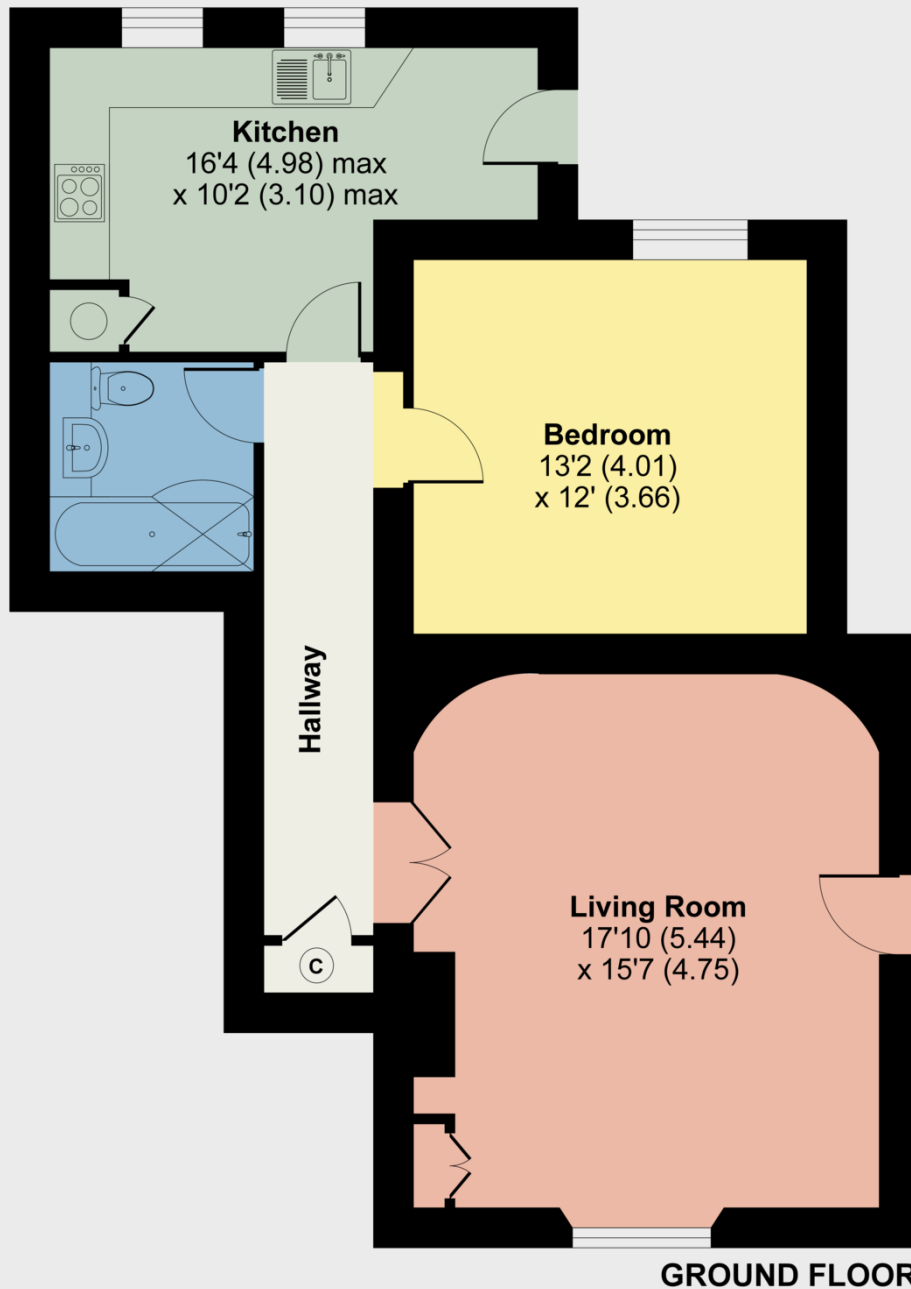




Beezon Road, Kendal, LA9

Approximate Area = 771 sq ft / 72 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 858604

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