





Sheltered Balcony



Splendid Open Plan Living Dining Kitchen



Splendid open plan living/dining kitchen

£375,000

47 Kentgate Place
Beezon Road
Kendal
LA9 6EQ

This most attractive and extremely well presented two bedroom ground floor apartment is located in the award winning Kentgate Place development. Enjoying a riverside location on the banks of the River Kent and with splendid views across the town to Kendal Castle and beyond and within easy walking to the centre of the bustling market town of Kendal and the nearby railway and bus stations.

This excellent ground floor apartment has been owned from new by the vendors is offered for sale in show home condition and benefits from a secure private undercover parking space and most useful private store room. The kitchen is fitted to a high standard as are the two bathrooms and the two double bedrooms and splendid open plan living room adjoin the large sheltered balcony that offers space to relax and alfresco dining on sunny days. So if you are seeking spacious apartment living, this really should be on your to view list - we don't think you you will be disappointed.

Description: This splendid ground floor apartment has been designed and finished to an exceptionally high standard and specification including noise reducing energy efficient low 'E' double glazed windows, insulated walls and mechanical ventilation to all rooms with heat recovery. The bathroom and shower room are attractively tiled and fitted with Duravit pottery and Vado thermostatic showers and the excellent kitchen is fitted with contemporary units and AEG appliances.

The spacious well planned living space is tastefully decorated and well presented and enjoys a riverside aspect from the splendid open plan living/dining room and both the double bedrooms, and the covered balcony benefits from the afternoon and evening sun. Completing the picture is that all important private undercover gated parking space and a private secure store room, offering a perfect man cave. Offered for sale in show how condition - an early appointment to view is highly recommended.

Location: From Kendal town centre, follow the signs A6 North. Kentgate 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. The entrance door for apartments 47, 48 & 49 is located on Sandes Avenue.

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 with its cinemas, bars and theatre and all this with the stunning Lake District Park only three miles away.

Nearby is Kendal railway station for the Windermere line and the line links to Oxenholme which is on the London to Glasgow West Coast main line from where you can be in London in under 3 hours.



Living area



Living area



Excellent Fitted Kitchen



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Accommodation with approximate dimensions:

Private Entrance Hall with video entry phone, electric panel heater and LED down lights.

Utility/Pantry with fitted cupboard with worktop. Vent-Axia Mechanical Ventilation & Heat Recovery Unit to all rooms and a Zanussi washer/dryer.

Airing Cupboard with Santon250 litre dual immersion pressurised heated hot water tank and shelving for linen.



Excellent Fitted Kitchen

Splendid Open Plan Living/Dining Room & Kitchen 21' 11" x 14' 2" (6.68m x 4.32m) a delightful room full of light overlooking the River Kent with aspect to Kendal Castle and across Victoria bridge to Serpentine woods. Two full height double glazed windows with electric remote controlled blind and door to a splendid covered sheltered balcony with room to sit and enjoy the river and with space for outdoor entertaining. Two electric panel heaters. TV aerial and telephone point.

The kitchen area 9' 11" x 9' 11" (3.02m x 3.02m) is fitted and equipped to an extremely high standard and specification with chrome sockets and switches and LED down lights. Fitted with a range of contemporary kitchen units with soft close feature incorporating base units, pan drawers with shallow pull-out internal drawer, lift up wall cupboards, opaque glazed cabinets and breakfast bar. Complementary Quartz kitchen worktops, breakfast bar and matching up-stand. Inset Reginox bowl and half stainless steel sink and mixer tap. AEG kitchen appliances include a built in oven, microwave oven and grill, induction hob and integrated (50/50) fridge and freezer. Stainless steel and glass cooker hood with lights.



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Master Bedroom 22' 3" x 9' 1" (6.78m x 2.77m) a lovely relaxing room with full height double glazed window to the balcony again enjoying views over River Kent and across to Kendal Castle. Electric panel heater and TV aerial point.

En-suite with complementary part tiled walls. Large walk in shower cubicle with Vado thermostatic shower and square ceiling Aquablade shower head. Duravit Ketho double vanity basin with pull out drawer and WC. Large inset wall mirror with concealed lighting, shelving and chrome vertical towel radiator. Shaver point and down lights.

Bedroom 2 18' 5" x 8' 10" (5.61m x 2.69m) a good second bedroom again with river views and full height double glazed window to the covered balcony. Electric panel heater.

Bathroom with complementary part tiled walls. Chrome vertical towel radiator and large wall mirror, LED down lights. A Duravit three piece suite in white comprises; deep panelled bath with Vado thermostatic shower over, wall hung wash hand basin and dual flush WC.



Bedroom 1 with ensuite



Entrance Hall

Outside: The apartment has the benefit of a private undercover parking space with internal access to the main entrance hall. A large private walk in store room 13' 4" x 8' 4" (4.06m x 2.54m) is also included, ideal for bikes, golf clubs etc, as well as a separate bike rack within the communal area for the storage of bikes.

Tenure: Held on the balance of a 999 year lease from 2009 with the Freehold belonging to the Management Company with the residents being shareholders in that Company.

Service charge: £2787.91 for the period 2021/2022 payable either in full, in advance or by monthly standing order- to include the buildings insurance and up-keep and cleaning of communal areas, the cost of the electric lights and ventilation fans and cleaning of the undercover car park.

Ground Rent: £160.00

Services: Mains electricity, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band D

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.



Bedroom 1 with ensuite



Quite sitting area overlooking the balcony



Ensuite to bedroom 1



Bedroom 2



Bedroom 2



Bedroom 2

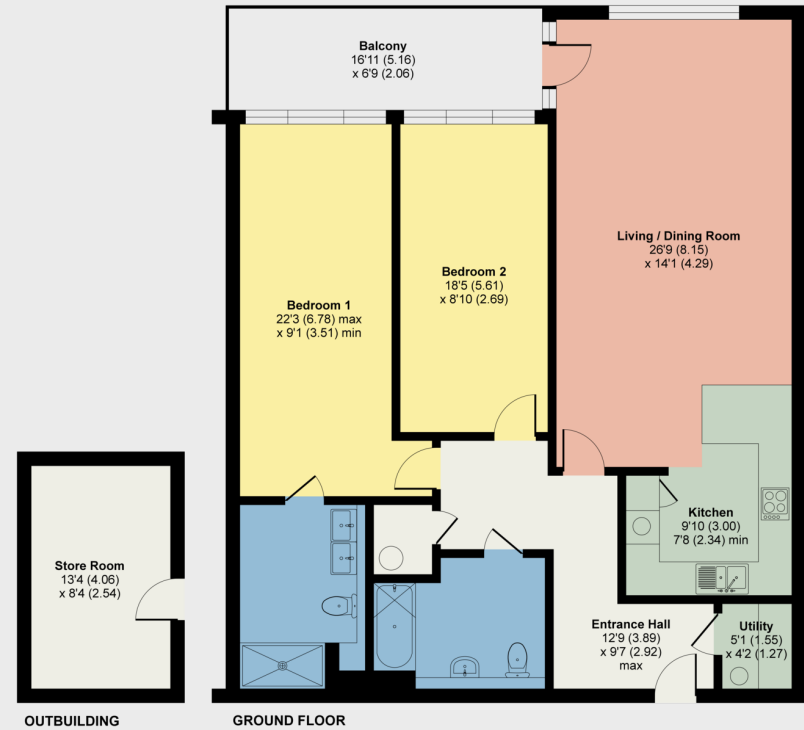
Kentgate Place, Beezon Road, Kendal, LA9

Approximate Area = 1202 sq ft / 111.6 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 1313 sq ft / 121.9 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). © richcom 2022. Produced for Hackney & Leigh. REF: 859366