



# Kendal

£150,000

65 Waterside, Kendal, Cumbria, LA9 4EX

This easy to manage ground and first floor maisonette enjoys spectacular views across the River Kent towards Kendal Castle. The layout provides spacious well balanced accommodation with entrance hall and cloakroom, a good sized living room and fitted dining kitchen on the ground floor, with three bedroom and a modern bathroom on the first floor.

The property benefits gas central heating and double glazing and occupies a convenient location overlooking the river and within easy walking to the centre of the historic market town of Kendal and all its amenities. An early appointment to view is recommended for those seeking a permanent home or for investment purposes.

## Quick Overview

Well presented ground and first floor maisonette

Large living room and dining kitchen

Three good bedroom and moder bathroom

Convenient location

Views across the river Kent to Kendal castle

Gas central heating and double glazing

Level walking of the town centre



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1000 Mbps

Property Reference: K6641



Living Room



Living Room



Dining Kitchen



Bathroom

**Location:** The property is located on the fringe of the Waterside development which has in the past 5 years undergone an extensive regeneration program of works and improvements by SLDC and is within easy walking of the town centre.

**Property Overview:** Enjoying an easterly aspect across the river Kent to Kendal castle in the background this modern ground and first floor maisonette offers spacious well balanced living space. Outside is an easy to manage paved patio to the front entrance and use of a shared courtyard with for clothes drying.

On the ground floor is the entrance hall with its useful under stairs cupboard and open staircase to the first floor and that all important downstairs cloak room is fitted with a wash hand basin and WC.

The living room located to the rear enjoys the open river views from a large double glazed window. The dining kitchen on the front enjoys an open aspect over the communal courtyard area and is fitted with a range of wall and base units with complementary working surfaces and inset stainless steel bowl and half sink with drainer. The oven is built in and the four ring gas hob has an extractor over and there is plumbing for both a washing machine and dishwasher and space for a fridge freezer.

The open staircase leads up to the first floor landing and the three bedrooms and modern bathroom. Two of the bedrooms are good doubles both with fitted wardrobes and the third being a large single. The bathroom is part tiled with a three piece suite and a Mira power shower over the bath.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Cloakroom**

**Living Room**

15' 9" x 12' 2" (4.8m x 3.71m)

**Dining Kitchen**

14' 8" x 9' 4" (4.47m x 2.84m)

**First Floor**

**Landing**

**Bedroom 1**

13' 9" x 9' 1" (4.19m x 2.77m)

**Bedroom 2**

11' 3" x 9' 9" (3.43m x 2.97m)

**Bedroom 3** 9' 10" x 6' 11" (3m x 2.11m)

**Bathroom**

**Outside:** To the front of the property is a small gravelled and planted garden fronting a communal paved courtyard.

**Services:** Mains gas, mains water and mains electricity.

**Tenure:** Leasehold - Held on the balance of a 125 year lease from 1988

Service Charge: for 2022/2023 is £243.72 payable in monthly instalments to South Lakes Housing.

Ground Rent: £10 per annum

**Council Tax:** Westmorland & Furness Council - Band A

**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 One



Bedroom Two



Bedroom Three



Views of the River Kent

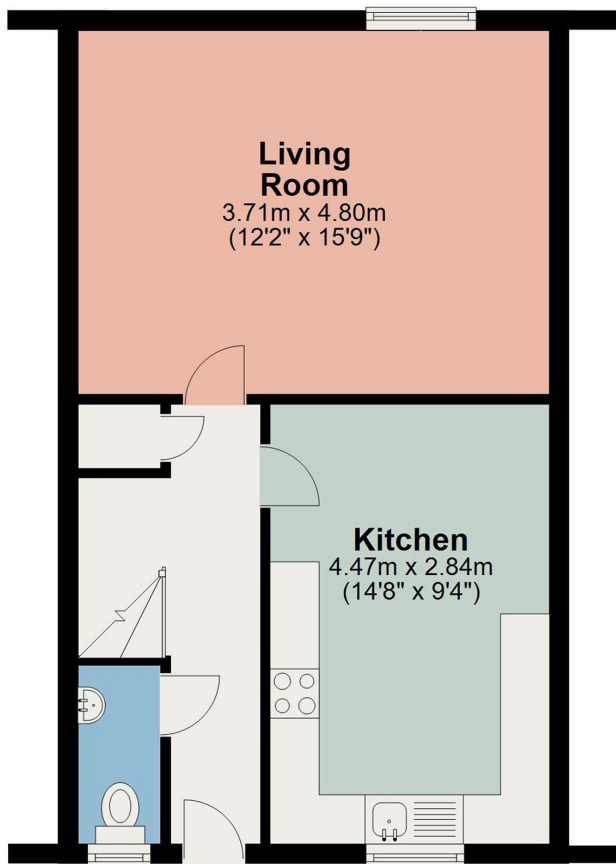
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Total area: approx. 78.7 sq. metres (846.9 sq. feet)

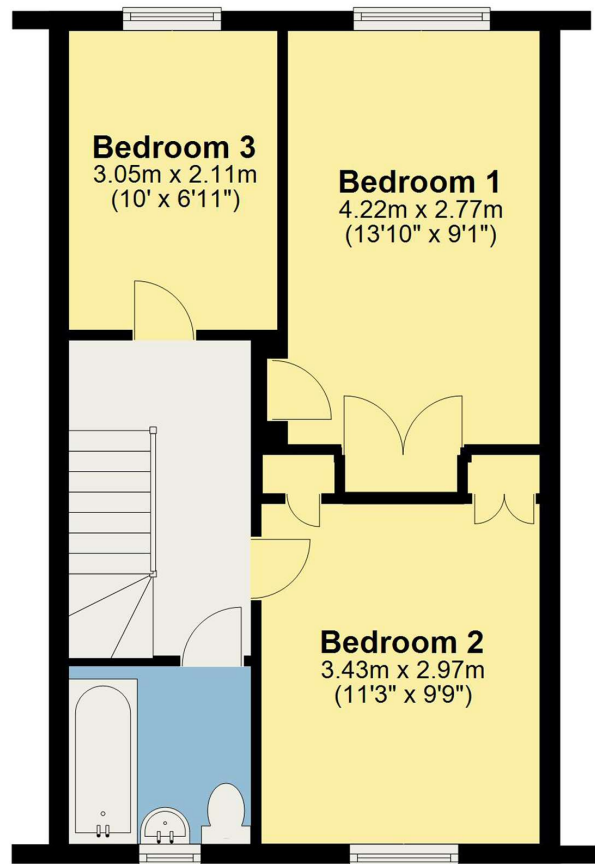
For illustrative purposes only. Not to scale. REF  
Plan produced using PlanUp.



## Ground Floor



## First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hackney & Leigh. REF: 871546

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