



Kendal

£375,000

Apartment 6, Kentgate Place, Beezon Road, Kendal, LA9 6EQ

This splendid two bedroom, first floor apartment forms part of the award winning Kentgate Place built by local builders Russell Armer Homes. Situated close to the heart of the bustling market town of Kendal and enjoying a riverside location with splendid views across the town to Kendal Castle and beyond. Owned from new by the vendors and offered for sale in show home condition, this immaculate apartment will make an ideal home for permanent living, or a second home for holiday enjoyment.

The apartment is finished to high standard and specification with modern contemporary fittings throughout with Villeroy and Boch bathrooms and a fully equipped Sheraton kitchen. Each apartment comes with its own private parking space in the gated underground car park from which there is a lift that runs to each floor. An appointment to view is essential in order to appreciate the generosity of space and quality of finish that has been achieved.

Quick Overview

- Modern first floor apartment
- Splendid open plan living/dining room & kitchen
- Two double bedrooms
- En-suite shower room
- Modern bathroom
- Splendid covered sheltered balcony
- River & Kendal castle views
- Lift access in the building
- Undercover parking space
- Broadband speed up to 72 Mbps



2



2



1



C



72 Mbps



Undercover
parking space

Property Reference: K6635



Splendid Open Plan Living/Dining Room & Kitchen



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Splendid Open Plan Living/Dining Room & Kitchen

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 secure entrance door for the apartment is on Beezon Road.

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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.

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From entering the apartment it is clear that there is more to this property than meets the eye, with a warm and welcoming entrance hall with a storage cupboard with shelving, an electric panel heater and a door intercom.

On your right you will find the delightful 36' open plan living room with dining area and excellent kitchen.

Full of light with two double glazed windows overlooking the river Kent with a splendid aspect across to Kendal Castle and over Victoria bridge to Serpentine woods. With attractive Karndean flooring, two electric panel heaters, TV aerial and telephone point. A glazed door opens onto a splendid all year round sheltered balcony with glazed balustrades and composite decking - providing excellent space to sit and enjoy the river aspect, for outdoor entertaining and alfresco dining even on inclement days.

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To complete the picture you will find the main bathroom having a three piece suite in white comprising of; a deep-panelled bath with hand-held shower attachment, wall-hung wash hand basin and W.C. Complementary part tiled walls and matching flooring. Chrome vertical towel radiator and large wall mirror.

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Splendid Open Plan Living/Dining Room & Kitchen



Kitchen Area



Bedroom Two



Bedroom Two



Bathroom



En-suite Shower Room

Accommodation with approximate dimensions:

Private Entrance Hall

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36' 4 overall" x 14' 9" (11.07m x 4.5m)

Balcony

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Master Bedroom

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En-suite Shower Room

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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: Current charge for 2022 - 2023 £2325.03 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: Current annual payment is £160 until 2028 - Reviewed every 10 years

Council Tax: Westmorland & Furness Council - Band D

Viewings: 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 with En-suite Shower Room



Bedroom One with En-suite Shower Room



Sheltered Balcony with Views to Kendal Castle



Views to Kendal Castle from the Sheltered Balcony

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Meet the Team

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Sales Manager & Property Valuer

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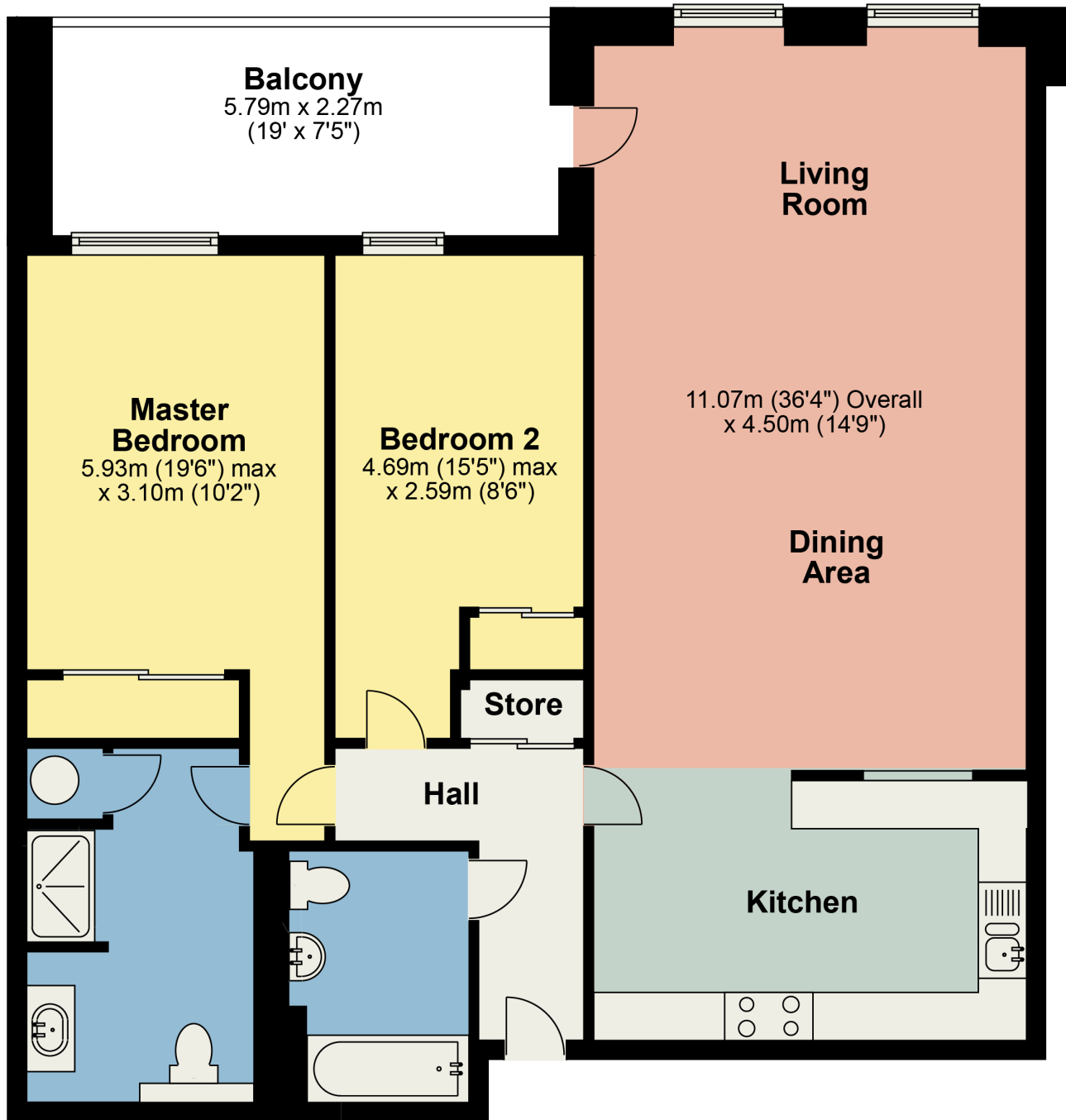


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Splendid Open Plan Living/Dining Room & Kitchen



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Kitchen Area



Bedroom Two



Bedroom Two



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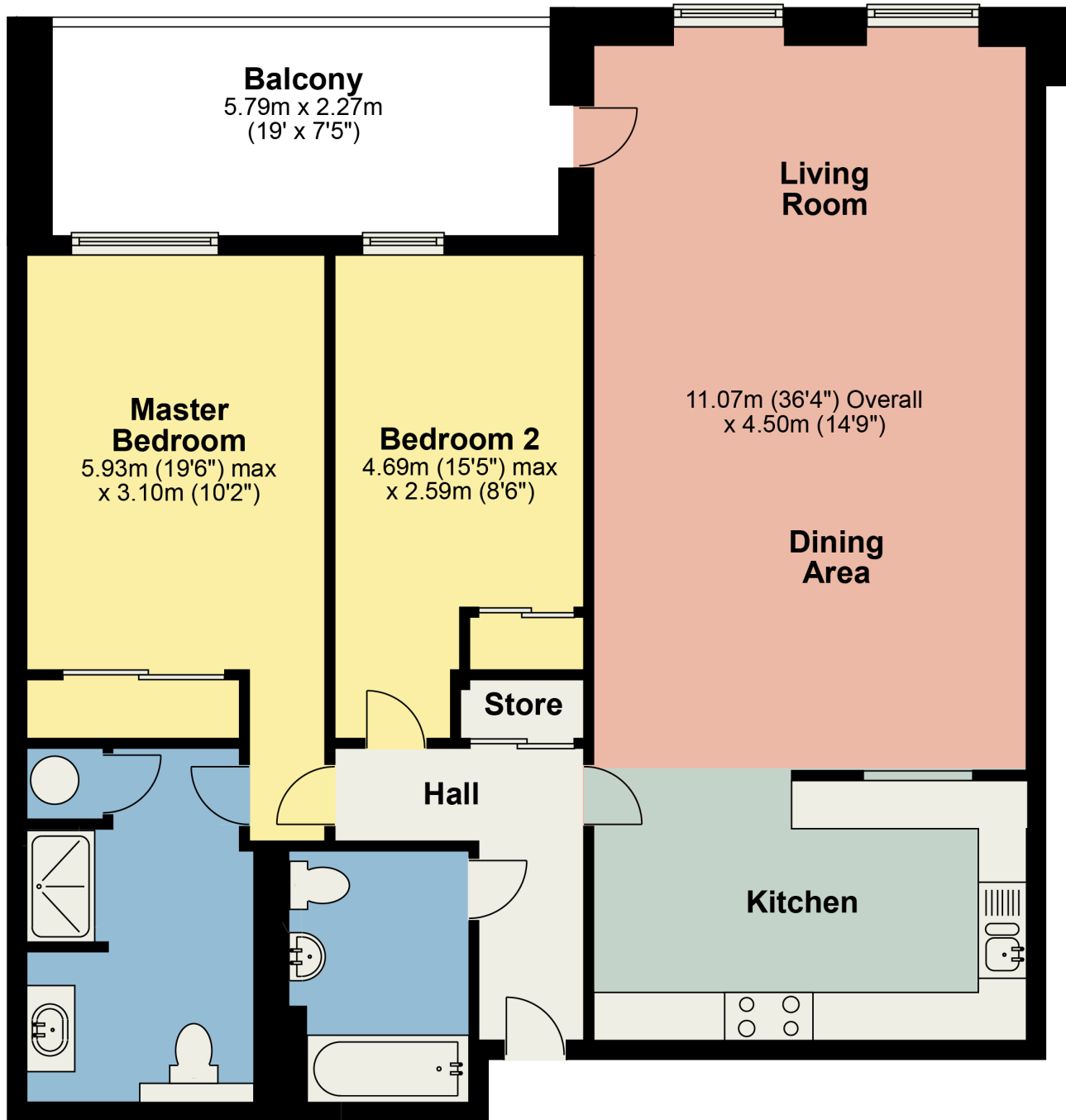


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Bedroom Two



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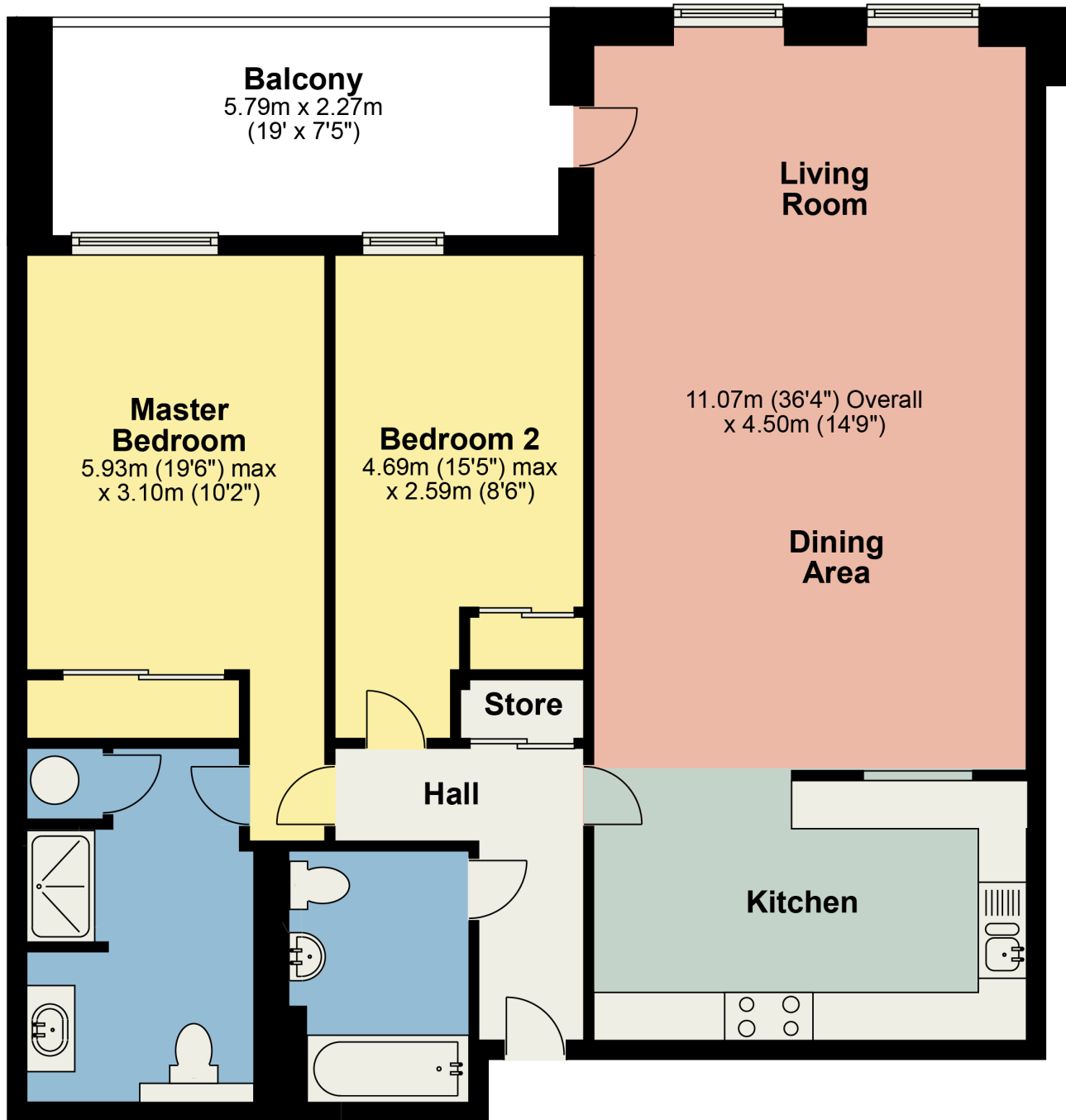


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