



Kendal

£150,000

5 Riverside Apartment, 82 Stramongate, Kendal, Cumbria, LA9 4BD

A well designed first floor two double bedroom apartment situated within easy walking of the town centre and local shops and with Gooseholme and the river Kent a short stroll across Stramongate Bridge. Ideally suited to owner occupiers or investment buyers the property has the benefit of a fitted kitchen and a modern bathroom.

The living space is easy to manage and enjoy and the two bedrooms are well balanced by the living room, bathroom and kitchen. Recently decorated throughout and with secure bike storage and the shared use of a roof terrace - this well presented apartment with no upward chain and early possession is well worth a visit .

Quick Overview

- Well designed first floor apartment
- Well balanced living space
- Living room and kitchen
- Modern bathroom
- Two double bedrooms
- Shared roof terrace
- Secure bike storage
- Easy walking of the town centre
- No upward chain
- Broadband speed up to 1000 Mbps



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1000 Mbps

Property Reference: K6669



Entrance Hall



Fitted Kitchen Area



Living Area



Open plan living room and kitchen

Location: Stramongate is located within easy walking of the town centre, the multi-storey car park and both the railway station and the bus station. The apartment can be found just off Stramongate Bridge to the side of Bridge Mills and above Lakeland Beauty.

Property Overview: This well presented first floor flat would make an ideal first home for those seeking to get on the property ladder, or for those looking for a buy-to-let property in the town, or perhaps as a bolt hole for visiting the Lake District National Park.

The first impression when entering the spacious communal entrance hall is one of light, and the addition of a secure shared bike store and store room for bins, shows how well looked after the building is.

A staircase leads up to the spacious first floor landing where the private entrance to number 5 is found.

The entrance hall has a useful store cupboard, electric radiator and a telephone entry phone.

To the front is a large open plan living room and kitchen that enjoys a pleasant view across the town and Gooseholme with Benson Knott beyond. Electric radiator and two deep display alcoves and plinth. The kitchen area is fitted with a range of high gloss wall, base and drawer units with complementary work surfaces with breakfast bar and inset single drainer sink. Appliances include a built in oven and four ring ceramic hob with stainless steel splash back and cooker hood and extractor over and an integrated dishwasher. Plumbing for washing machine and space for free standing fridge freezer.

Both bedrooms are good doubles with electric radiators. The modern bathroom has complementary part panelled walls and a chrome vertical towel radiator and extractor fan. A three piece suite comprises; a panel bath with shower over, pedestal wash hand basin and WC. Airing cupboard with hot water cylinder and shelving for linen.

The apartment also has the benefit of a shared roof terrace with drying rights.

Accommodation with approximate dimensions:

Shared Entrance with staircase to first and second floors.

First Floor

Spacious Landing

Flat 5 - Private Entrance Hall

Open Plan Living Room & Kitchen

15' 6" x 11' 11" max" (4.72m x 6.17m)

Bedroom 1

13' 2" x 9' 1" (4.01m x 2.77m)

Bedroom 2

12' 3" x 9' 2" max" (3.73m x 2.79m)

Bathroom

Outside: Shared roof terrace with drying rights.

At the entry level you will find a shared secure bike store and separate store room for bins.

Tenure:

Leasehold - Held on the balance of a 999 year lease - to be confirmed

Service Charge: - Currently £1020.00 per annum. Covers External maintenance of the building and internal communal area, Building Insurance, Fire Alarm servicing and cleaning etc.

Ground Rent: - £25 per annum

Services: mains electricity, mains water, mains drainage.

Council Tax: Westmorland and Furness 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.



Bathroom



Bedroom 1



Bedroom 2

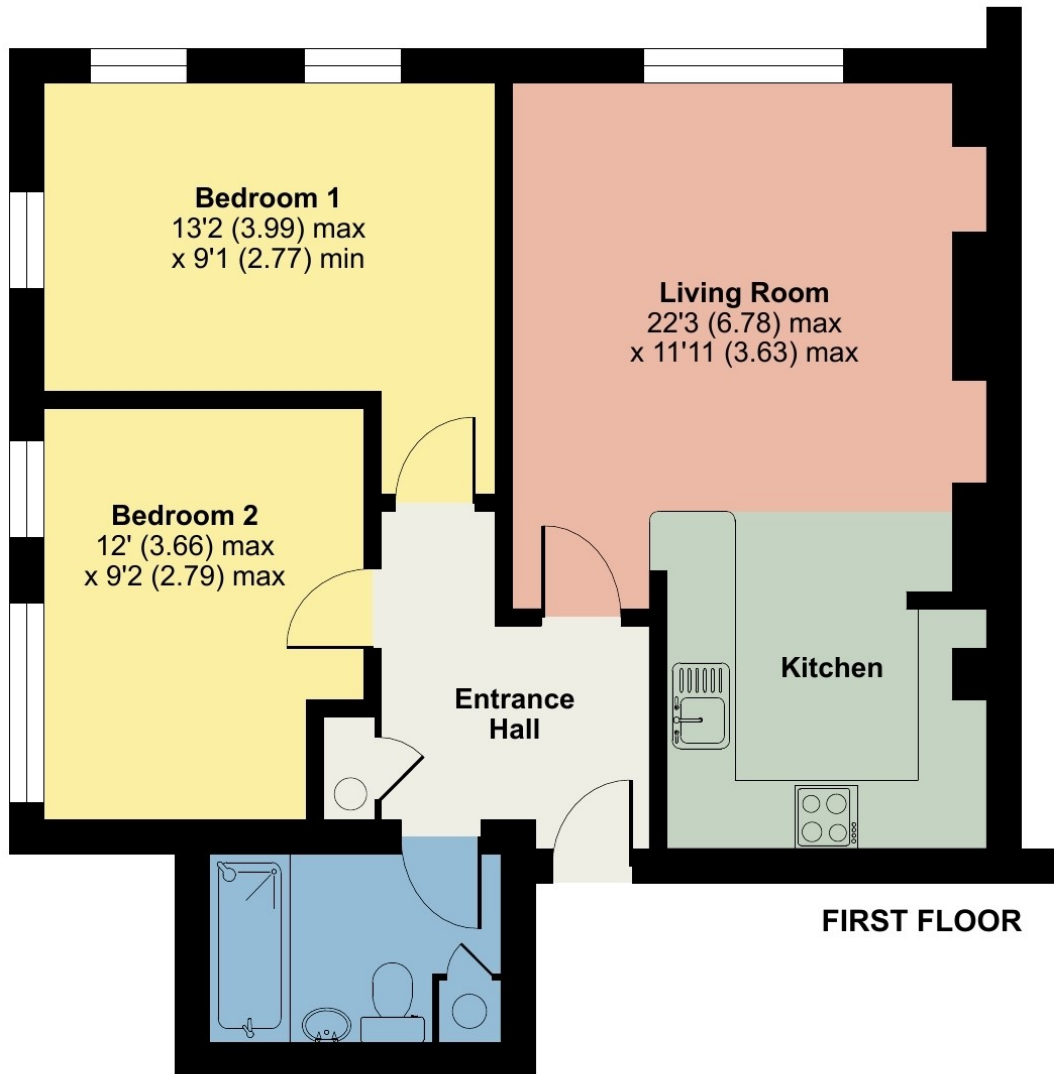


View from living room

Riverside Apartment, Stramongate, Kendal, LA9

Approximate Area = 658 sq ft / 61.1 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 2023. Produced for Hackney & Leigh. REF: 989693

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