



Kendal

£145,000

Flat 5, 119 Highgate, Kendal, Cumbria, LA9 4EN

This attractive well presented one bedroom apartment is located within one of Kendal's Georgian buildings in a convenient location close to the heart of the town. A home for modern day living with period style and lofty ceilings and a pleasant open aspect to the front. The current owner has with care and attention to detail improved and with tasteful decoration finished the apartment to an good standard.

On entering the communal entrance hall, follow the curved staircase that rises to the second floor. Once inside the apartment it becomes apparent that this really is home ready to move into and enjoy, from the living room with its shutters and attractive fireplace, to the bedroom with built in storage and the modern kitchen and bathroom. A garage is located in a yard to the rear offering excellent space for bikes, paddle boards etc. and with no upward chain and early possession available, the next step is an appointment to view.

Quick Overview

- Second floor one bedroom apartment
- Recently update and decorated throughout
- Living room & kitchen
- One bedroom & bathroom
- Detached garage
- Gas Central heating
- Perfectly located for Kendal town centre
- Will appeal to a range of different buyers
- No upward chain
- Broadband speed up to 80 Mbps



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80 Mbps



Detached garage

Property Reference: K6711



Delightful Living Room



Delightful Living Room



Fitted Kitchen



Fitted Kitchen

Location: Situated just off Highgate being close to the centre of the town, the Brewery Arts Centre and all amenities. The property can be found by proceeding through an arched gateway to the right of Coleman & Coleman hairdressers. Continue through into the courtyard and the entrance is then found on your left under the covered canopy.

The garage is situated on Dowkers lane to the rear of the flat and pedestrian access is by way of a staircase leading up into the courtyard.

Property Overview: This second floor apartment is situated in a most attractive stone and slate building just off the high street in the popular Lake District market town of Kendal within easy walking all the amenities it has to offer.

The access to the flat is down one of the cobbled yards that Kendal is well known for. A shared entrance can be found on the ground floor with a staircase that winds up to the first and second floor landings.

Flat 5 is on the second floor overlooking the high street with a pleasant aspect across the roofscape of old Kendal onto Garth Heads from the living room, bedroom and kitchen. The current owners have improved and updated the apartment from stainless steel sockets, to down lights and radiators. With tasteful decoration and fitted carpets and floor coverings this is a home you can move into and enjoy from the start.

The private entrance hall then opens into the splendid living room with its two sash windows with fitted shutters, one with a window seat and storage under. The attractive fireplace with its granite inset and hearth and electric fire has a matching over mantle wall mirror.

Just off the living room is the kitchen, fitted with a range of wall, base and drawer units providing excellent storage. Complementary worksurfaces with inset bowl and half stainless steel sink and co-ordinating stainless steel splash backs. Kitchen appliances include a fridge freezer, a built in oven and four ring gas hob with cooker hood and extractor, and a concealed washing machine. Sash window with open aspect to the front.

The bedroom is a large double again with sash window with fitted shutters and open aspect, two useful built in cupboards and boiler cupboard housing a Bisasi boiler.

The bathroom has a three piece suite comprising; a corner bath with mosaic tiled surround an shower mixer, WC and a pedestal wash hand with mosaic tiled splash and mirror. Attractive flooring, vertical towel radiator and extractor fan.

Outside, accessed off Dowkers Lane to the rear of the building you will find a secure undercover courtyard with garage. Steps to the side of the garage lead up to the inner courtyard where the entrance for the apartment can be found.

Accommodation with approximate dimensions:

Shared Entrance Hall

Second Floor Landing

Private Entrance Hall

Splendid Living Room

15' 1" x 13' 3" (4.6m x 4.04m)

Fitted Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)

Bedroom

15' 5" x 8' 7" (4.7m x 2.62m)

Bathroom

Outside:

Garage The garage is located in a secure undercover area just off Dowkers lane.

Tenure: Leasehold - held on the balance of a 999 year lease from 1985 for the flat and 1986 for the garage.

Current service charge: For the flat £48.00 per calendar month (which includes ground rent and buildings insurance). For the garage a service charge of £200 per annum.

Services: mains electricity, mains gas, mains water and mains drainage.

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



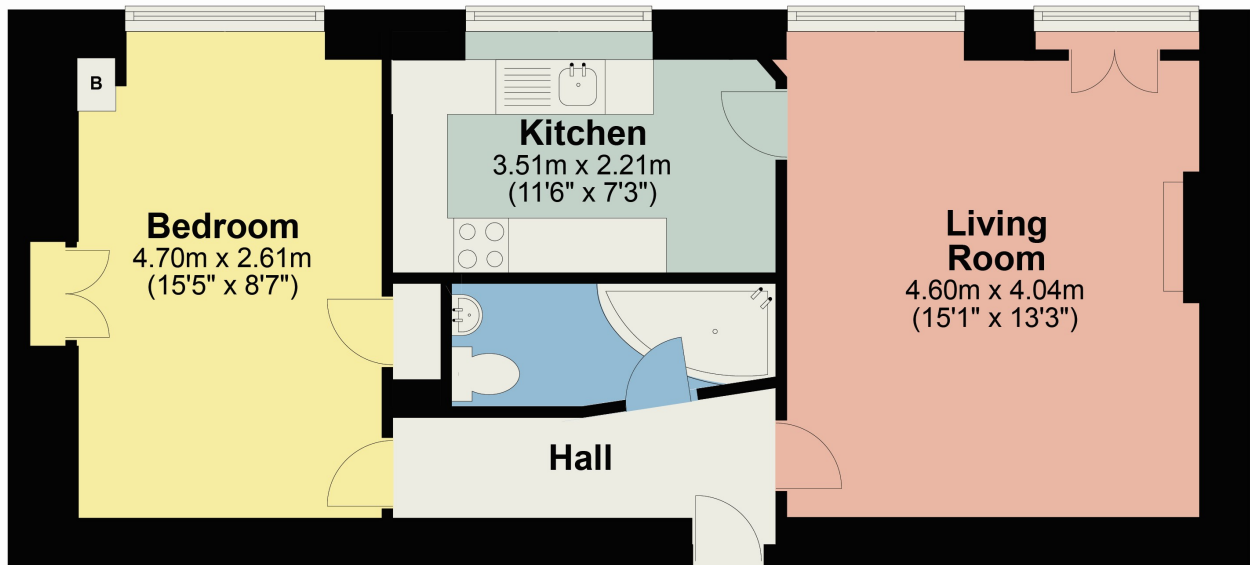
Bedroom



Bathroom



Flat 5's Garage



Total area: approx. 50.8 sq. metres (546.4 sq. feet)

For illustrative purposes only. Not to scale. REF

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