



Kendal

£225,000

Flat 3, Fishermount, 2 Beast Banks, Kendal, Cumbria, LA9 4JW

Flat 3, 2 Beast Banks is a spacious top-floor apartment in Kendal's sought-after Beast Banks. Renovated with period charm, featuring exposed beams and stained glass. Two bedrooms, dining hall, living room, kitchen, and bathroom. Stunning views of Kendal and open countryside.

Located in the historic Fellside conservation area, a stones throw away from the town centre. Viewings are highly recommended for those seeking character, space, and proximity to amenities. An ideal home that will suit an individual or couple either for permanent or holiday use.

Quick Overview

- Splendid Victorian top floor flat
- Spacious dining hall with walk-in store
- Two bedrooms with views across Kendal town
- Living room with multi-fuel burning stove
- Modern kitchen with views
- Contemporary bathroom with underfloor heating
- Perfectly located for Kendal town centre
- Close to local amenities
- No upward chain
- Ultra fast broadband speed up to 1000 Mbps



2



1



1



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1000
Mbps



On-Street
Parking

Property Reference: K6753



Private Landing



Spacious Dining Hall



Bedroom Two



Bathroom

Location: Situated close to the town centre the flat can be found by taking Allhallows Lane opposite the Town Hall and following the road round onto Beast Banks and Fisher Mount can be found on your right handside opposite a small green. It is important to note that the flat is approached by an external metal staircase to the side of the property.

Property Overview: A top-floor flat close to Kendal town centre, featuring two double bedrooms, a spacious dining hall, and a living room with south facing front-aspect windows. The modern kitchen and bathroom add contemporary appeal to this conveniently located property. The property has been tastefully decorated by the current owners and boasts attractive engineered oak flooring throughout the flat.

Upon entering the flat through the shared entrance hall and ascending the stairs to the private landing, you'll find a welcoming dining hall. This spacious area accommodates a dining table and chairs, offering an ideal setup for both dining and working from home. The space is enhanced by exposed beams and features a large walk-in store for added convenience.

Bedroom two is a charming room with limited head height and a Velux window offering stunning views over Kendal town. Bedroom one is a spacious 17' room boasting a sash window that frames captivating views across Kendal town. This room features a fireplace with a traditional wooden fire surround and eye-catching beams. Additionally, there is a loft for storage, this has ladder access from the dining hall, and is also accessible from bedroom one.

A light and spacious living room featuring a multi-fuel burner stove with a slate hearth and back, complemented by a distinctive wooden lintel. The room is adorned with sash windows offering picturesque views of the Monument, Kendal, and the expansive hills beyond.



Living Room



Living Room



Living Room



Multi-Fuel



Kitchen



Kitchen

Just before you enter the kitchen, in the hall you will find a useful pantry with shelving and space for an undercounter fridge, freezer or tumble dryer.

The kitchen is equipped with a range of base and drawer units, complemented by working surfaces and an inset composite sink with a drainer. It offers space for a cooker and plumbing for a washing machine. The cupboard unit houses a gas fired boiler. The kitchen features an extractor fan, part tiled walls, and distinctive beams, with some restricted head height. A window provides views overlooking Beast Banks, complemented by a feature stained glass window.

The bathroom comprises a three-piece suite, including a panel bath with a shower over, a W.C., and a pedestal wash basin. Enhancing comfort, the space includes an extractor fan and boasts tiled walls and a tiled floor with underfloor heating. A window overlooking Beast Banks allows natural light to illuminate the room, complemented by a distinctive stained glass feature window.

Accommodation (with approximate dimensions):

First Floor:

Shared Entrance Hall

Stairs to a Private Landing

Spacious Dining Hall

21' 9" x 7' 0" (6.63m x 2.13m)

Bedroom Two

13' 8" x 7' 0" (4.17m x 2.13m)

Bedroom One

17' 1" x 14' 11" (5.21m x 4.55m)

Living Room

15' 0" x 15' 0" (4.57m x 4.57m)

Bathroom

Kitchen

17' 1" x 14' 11" (5.21m x 4.55m)



Bedroom One



Bedroom One



Bedroom One



Views across to the Monument



Views across the town and countryside beyond

Tenure: Leasehold - Held on the balance of a 999 year lease from 1990. The Freehold is held by way of a deed of trust between the three flats.

Services: Mains gas, mains water, mains drainage, mains electricity

Council Tax: Westmorland and Furness Council - Band B

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.

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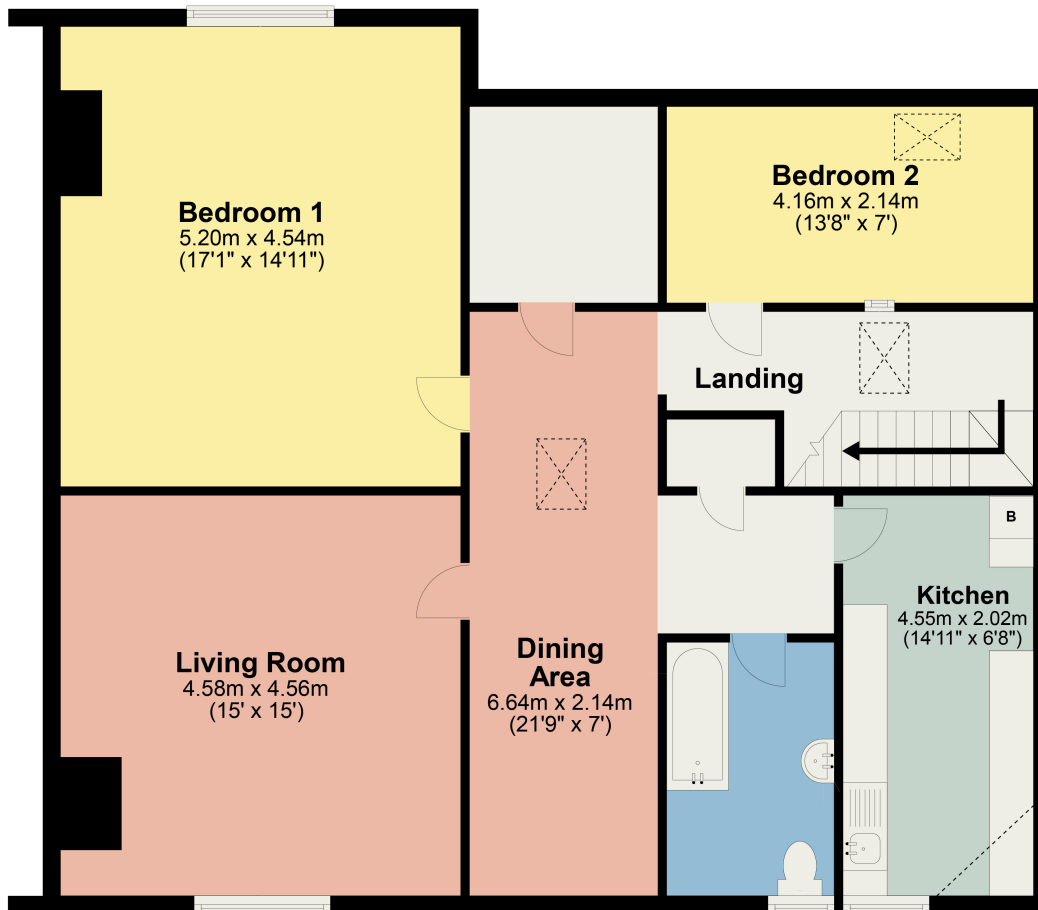


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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...“Flat 3 is a light and spacious flat with big windows in a great location. Very central to Kendal town centre, while also just a few minute’s walk from Serpentine woods, where you can walk over Kendal Golf Course and on to Cunswick Scar.”

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