



## Kendal

£145,000

Simon Cottage , Yard 44 Stramongate, Kendal, Cumbria, LA9 4BD

This smart ground floor apartment is ideally located in the heart of Kendal, benefitting from local amenities such as independent shops, wine bars and shops and transport links close by, whilst being a short distance from the Lake District National Park, mainline railway station and the M6 motorway.

The apartment is situated in a gated yard, sharing outdoor space with five similar properties. Beautifully presented throughout Simon Cottage is currently run as a successful holiday let. With two double bedrooms, attractive open plan kitchen sitting room and modern shower room it is easy to see how this property could appeal to those looking for a bolthole and permanent residence.

### Quick Overview

Splendid ground floor flat

Spacious entrance hall

Living/dining room/kitchen

Two double bedrooms

Modern shower room

Perfectly located for Kendal town centre

Close to local amenities

Ideal first time buyers home or for investor purchaser

No upward chain

Ultrafast Broadband Speed upto 1000 MBPS



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1000  
MBPS



On Street  
Parking

Property Reference: K6754



Entrance Hall



Open plan living/dining/kitchen



Kitchen



Open plan living/dining/kitchen

**Location:** Upon leaving our office on Stricklandgate turn left and continue down to the junction, turn right onto Sandes Avenue. At the first set of traffic lights turn right. Turn right just after Majestic Wine Warehouse and you will find the entrance for the property on the right. A parking permit can be purchased for Blackhall Road Car Park.

**Property Overview:** This well-presented ground floor apartment offers a fantastic opportunity for those seeking a convenient and comfortable living space in a town centre location. The property has been tastefully decorated by the current owners and boasts spacious hallway, open plan living/dining /kitchen, two double bedrooms and modern shower room.

Upon entering through the front door, into the spacious hallway which leads you into the open plan living/dining /kitchen, two bedrooms and shower room.

Stepping into the open-plan living/dining/kitchen, with sash window with an aspect to the front and useful storage cupboard which houses the wall mounted Viessmann boiler.

The kitchen area is fitted with a range of modern wall and base units with complementary work surfaces with inset stainless sink and drainer. A range of integrated appliances include; Indesit single oven, Indesit induction hob with stainless steel extractor over, integrated fridge/freezer. Plumbing for washing machine.

The apartment has two double bedrooms both of which have sash window with secondary glazing.

To complete the picture is the modern shower room with sash window, illuminated mirror and radiator. Three piece suite comprises; a shower cubicle with rainfall shower head and separate hand held attachment, vanity unit with wash hand basin and a W.C.

Accommodation (with approximate dimensions):  
Ground floor

Entrance Hall

Living/Dining room/ kitchen  
16' 2" x 16' 5" (4.93m x 5m)

Bedroom One  
8' 2" x 13' 9" (2.49m x 4.19m)

Bedroom Two  
7' 10" x 13' 9" (2.39m x 4.19m)

Shower Room

**Tenure:** Leasehold - held on the balance of a 999 year term from 2007.

Service Charge: £65.00 paid monthly includes building insurance.

**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.

**What3Words:** ///dream.spike.charmingly



Bedroom 1



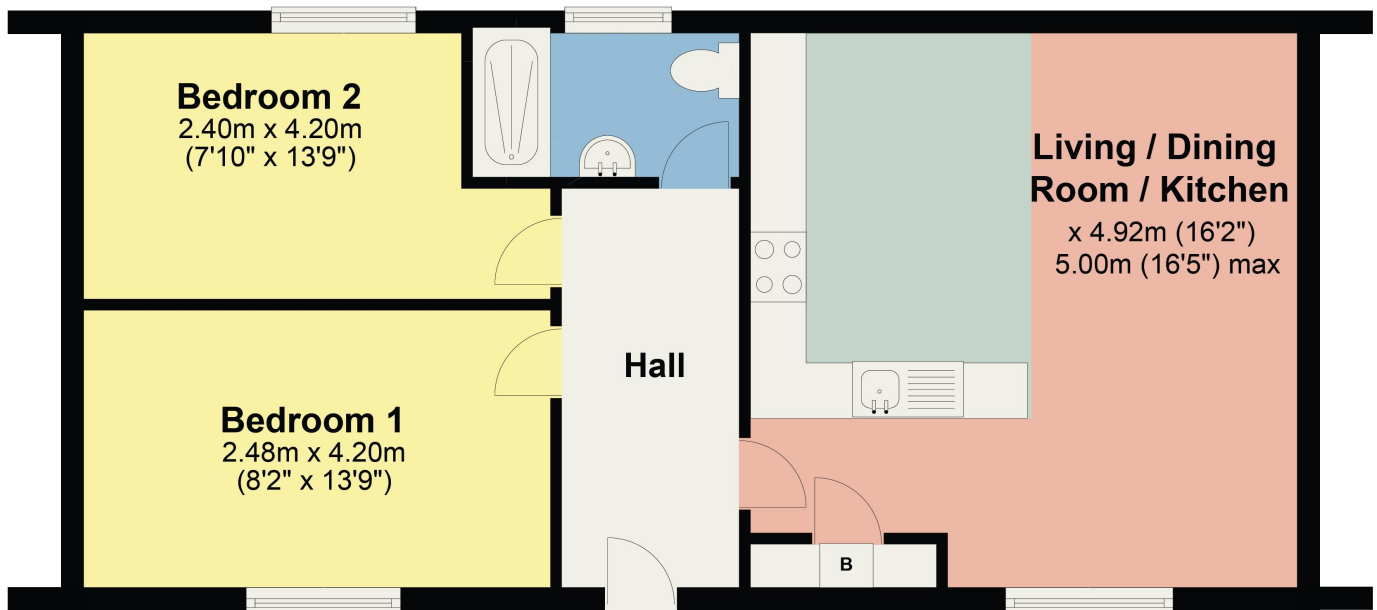
Bedroom 2



Shower Room



Outside



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. REF: K6754

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