



Kendal

£200,000

Flat 2, 54 Stramongate, Kendal, Cumbria, LA9 4BD

A one-bedroom, two-bathroom duplex apartment nestled within a mid-terraced Grade II listed building which has been beautifully restored and renovated in recent times. The spacious living area, adorned with attention to detail and high-quality finishes, offers stunning views from the kitchen, living room, shower room, and bedroom. On the second floor, this residence seamlessly combines contemporary living with a Georgian facade.

An easy to own property for either permanent, investment or holiday enjoyment - there is no upward chain with early possession available. A viewing is a must to truly appreciate the charm and historic elegance it offers.

Quick Overview

- Contemporary one-bedroom, two-bathroom duplex apartment
- Nestled within a mid-terraced Grade II listed building
- Spacious living area & bespoke fitted kitchen
- Modern shower room with roof top views
- Large bedroom with Velux's
- Upstairs bathroom with roll top bath
- Stunning views to Kendal Castle
- An ideal property for permanent, investment or holiday enjoyment
- No upward chain with early possession available
- Broadband speed up to 1000 Mbps



1



2



1



E



1000
Mbps



Permit Parking
Available Nearby

Property Reference: K6767



Kitchen



Kitchen



Living Room



Views from the front

Location: Situated in a convenient location fronting Stramongate and within easy walking distance of the town centre and the River Kent, together with the bus station and Kendal railway station being practically on the doorstep.

The popular market town of Kendal known as the 'gateway to the Lakes' still has traditional open air markets on Wednesdays and Saturdays and boasts a library, supermarket, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events - The Brewery Arts Centre - is at the hub of Kendal's arts scene.

Kendal is situated to the south of the Lake District, being six miles from junction 36 of the M6 motorway and only eight miles away from Windermere, 13 miles from Ambleside.

Property Overview: Flat 2, 54 Stramongate offers a perfect blend of historic charm and modern convenience within this one bedroom, two bathroom duplex apartment in a Grade II listed building. Ideally located within a short stroll to Kendal town centre with easy access to local amenities, schools, and transport links, ensuring a convenient lifestyle for both work and pleasure.

Step into this charming property through the shared ground entrance, featuring a splendid original door that sets the tone for the unique character within. Ascend the staircase to the second floor, where a delightful half landing welcomes you with a splendid double-glazed Westmorland style window, offering picturesque views of distant fells.

Enter through a private entrance with a high ceiling and convenient telephone entry system. Enjoy the appeal of attractive Karndean flooring seamlessly flowing throughout the apartment. A practical laundry/cloak's cupboard equipped with plumbing for a washing machine and space for a tumble dryer. A concealed staircase leads to the bedroom and bathroom.

The living room offers a delightful view of Kendal Castle. Flooded in natural light through the double-glazed sash window with shutters and a deep sill. Enhancing the space, part-glazed oak folding doors seamlessly connect to the kitchen.

Again with stunning views through the double-glazed sash window towards the castle. Revel in the elegance of the bespoke solid wood kitchen featuring a convenient pantry cupboard and complementary granite worktops. The kitchen boasts a touch of luxury with a white Twyford's enamel butler's sink, Bush cooker and includes modern appliances such as a Neff integrated dishwasher and fridge freezer. The stylish shower room featuring a sash window with rooftop views. A three piece suite comprises; a large tiled glazed shower cubicle with a display niche, complemented by an Aqualisa shower offering both an overhead rainfall shower head and a handset. The modern touch continues with a wash hand basin elegantly positioned on a chrome stand.

Upstairs you will find the large bedroom adorned with exposed timbers and offering enchanting rooftop views towards Serpentine woods and distant fells.

Just before reaching the bedroom, you'll find the bathroom, featuring a three-piece suite. Highlights include a free-standing roll-top bath on ball and claw feet with a central shower mixer tap, a wash hand basin on a chrome stand with a glass display shelf, and a Velux window.

Accommodation with approximate dimensions:

Ground Floor:

Shared Entrance

First Floor: Landing with staircase to second floor.

Second Floor: Half landing with double glazed Westmorland style window.

Private Entrance Hall

Living Room

16' 7" x 12' 8" (5.05m x 3.86m)

Kitchen

11' 9" x 9' 0" (3.58m x 2.74m)

Shower Room

Third Floor:

Landing

Bedroom

17' 1" x 13' 0" (5.21m x 3.96m)

Bathroom

Outside: Space for bins. Parking available at Blackhall car park with a permit to be purchased and obtained from Westmorland Furness Council.

Tenure: Leasehold - Held on the balance of a 999 year lease from the 1st of January 2018. The Freehold is held by way of a deed of trust between the three flats.

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

Council Tax: Westmorland & 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: ///sooner.bind.seat



Living Room



Shower Room

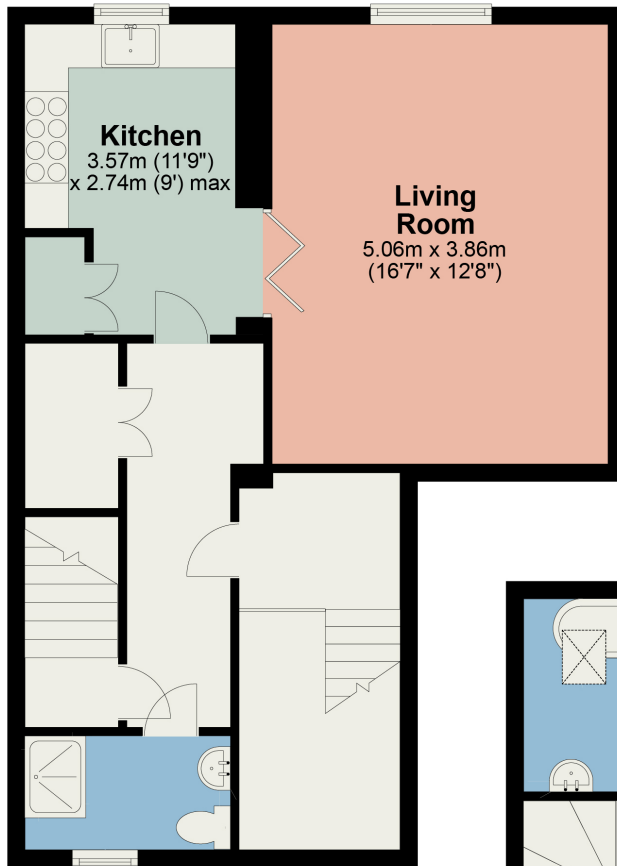


Bedroom

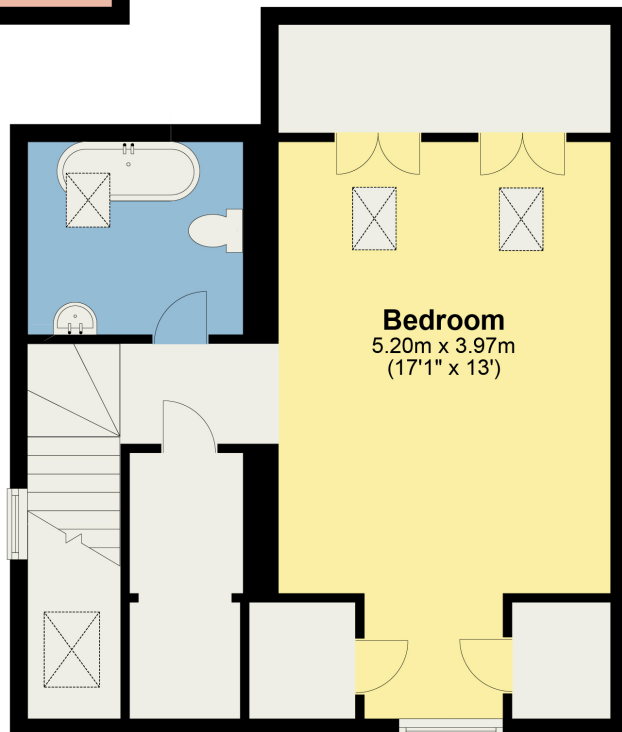


Bathroom

Second Floor



Third Floor



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: K6767

A thought from the owners... "This is a very light, bright place to live, with lovely views."

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