



Kendal

£265,000

17 Tenterfield, Brigsteer Road, Kendal, LA9 5EA

17 Tenterfield is a contemporary second floor apartment that offers a comfortable living space. This modern property features an open plan living room and kitchen with balcony, two double bedrooms and an attractive three piece suite bathroom.

Converted by local award winning builders, Russell Armer Homes, this former private house, is a historic gem in Kendal's most sought-after residential areas which combines town amenities with access to the picturesque western landscape. There is allocated parking for two cars.

Quick Overview

- Modern second floor flat
- Open plan living room, dining & kitchen
- Attractive three piece bathroom
- Two double bedrooms
- Balcony with westerly views
- Within walking distance to Kendal town centre
- Allocated parking for two cars
- Viewing is highly recommended
- Fibre & Openreach broadband available in the area



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Fibre & Openreach
broadband
available



Allocated parking
for two cars

Property Reference: K6773



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Location: Situated on the outskirts of The Market Town of Kendal, Brigsteer Road is accessed from the Town Centre via Allhallows Lane, extending onto Beast Banks. Navigate past the Riflemans public house with views of the green, then take the next left onto Bankfield, followed by an immediate right onto Brigsteer Road. The Tenterfield development is on the left-hand side.

Tenterfield is located in one of Kendal's popular conservation areas just off Greenside and Brigsteer Road. The town centre is within walking distance and the popular Brewery Arts centre a short stroll over Bowling Fell onto Garth Heads and the ever popular Riflemans pub is only a few minutes away.

Property Overview: Step into the property through a communal hall, ascend the stairs to reach the private entrance of number 17. Inside you will find attractive laminate flooring throughout. The private entrance hall is equipped with a telecoms unit and a spacious airing cupboard that accommodates a water cylinder, providing shelves and storage for daily household appliances, coats and shoes.

The open-plan living room and kitchen is full of natural light with patio doors leading to the balcony which is perfect for those summer coffee moments enjoying a westerly view and relaxing. The kitchen is equipped with a variety of wall, base, and drawer units complemented by working surfaces, featuring an inset composite sink with half and drainer. Modern appliances include a Zanussi Integrated washer/dryer, built-in fridge freezer, AEG oven, and a matching induction hob with a concealed extractor hood.

The apartment features two generously sized double bedrooms, each full of natural light. Completing the picture is a modern bathroom, featuring a three-piece suite comprising a panel bath with an overhead shower, W.C, and a vanity sink unit.

Accommodation with approximate dimensions:

Second Floor Apartment:

Private Entrance Hall

Open Plan Living Dining Kitchen

20' 5" x 14' 6" (6.22m x 4.42m)

Bedroom One

17' 8" x 8' 11" (5.38m x 2.72m)

Bedroom Two

14' 7" x 8' 4" (4.44m x 2.54m)

Bathroom

Outside: Allocated parking for two cars available. There is a rear entrance with a telecoms unit to the apartment block providing access to the private road, the communal gardens and the parking spaces. Lastly, there is a covered portico at the entrance to the block with a garden area.

Tenure: Leasehold - held on the balance of a 999-year lease from the 1st of January 2017

Service Charge - for the year 2024 the current owners pay £156.00 on a monthly basis

Ground Rent - The current ground rent being £100.00 per annum this figure is reviewed every 10 years and therefore will either increase or decrease (but will never fall below £100.00) in line with any percentage change in the retail price index at the time.

Council Tax: Westmorland & Furness Council - Band B

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

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: ///limes.wider.bridge



Bedroom One



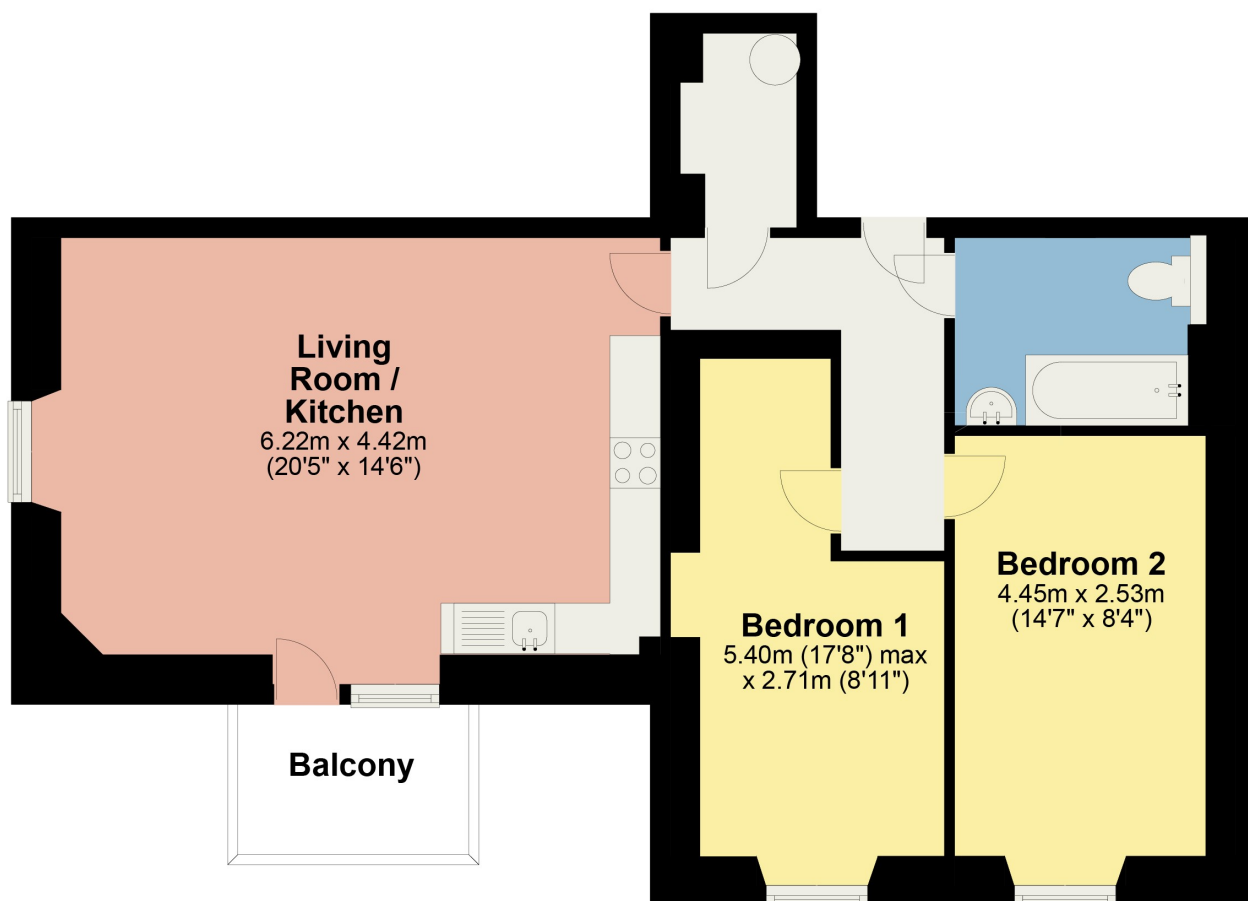
Bedroom Two



Bathroom



Two Allocated Parking Spaces Available



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: K6773

A thought from the owners..."A sunny apartment. The sun, as it traverses the sky, shines into the apartment from morning to evening."

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