



Kendal

£120,000

40A Park Street, Kendal, Cumbria, LA9 5QP

Nestled on the outskirts of the popular market town of Kendal, this ground floor apartment, set in a traditional end-terraced property enjoys easy access to Kendal's amenities and seamless connectivity to the M6 and Oxenholme train station. The accommodation features a cosy living room, a galley kitchen, a double bedroom, and a shower room.

The property benefits from an enclosed patio garden and the convenience of private off-road parking. A great opportunity for a new buyer to come in and add their own personal stamp. Offered to the market with no-upward chain, do not hesitate to give us a call to arrange a early viewing!

Quick Overview

Stone & slate ground floor flat

Galley kitchen

Shower room

Living room with feature limestone fireplace

Multi-fuel burning stove

Double bedroom

Enclosed patio garden

Private off road parking

No upward chain

Openreach & Fibrus available in the area



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Openreach & Fibrus



Private off road parking

Property Reference: K6780



Galley Kitchen



Living Room



Living Room



Multi-Fuel Stove

Location: Travelling out of Kendal by heading along Milnthorpe Road. Upon reaching the traffic lights, make a left turn onto Romney Road. Navigate the first left onto Park Street, where you'll find number 40a situated at the end of the terrace on the left. The gated entrance is conveniently positioned at the side of the property.

Property Overview: Upon entering the property, you are welcomed into the galley kitchen, illuminated by a window overlooking the patio garden. The kitchen is equipped with a selection of wall, base, and drawer units complemented by working surfaces with an stainless steel sink with half and drainer. There is plumbing for a washing machine and designated space for an undercounter fridge. Concealed within one of the kitchen cupboards is the wall-mounted gas boiler.

Adjacent to the kitchen is the shower room. The three-piece suite includes a W.C., a pedestal wash hand basin with tiled splashback, and a tiled shower cubicle featuring a thermostatic shower. There is access to the loft via a hatch.

The living room features two windows, again overlooking the patio garden. A focal point of the room is the limestone fireplace, housing a multi-fuel burning stove on a slate hearth. There is a built-in store cupboard, offering discreet storage and fitted shelving in the alcove.

Completing the picture, the double bedroom includes a window overlooking Park Street and useful fitted shelving in the alcoves.

Accommodation with approximate accommodations:

Ground Floor Flat:

Kitchen

10' 10" x 6' 11" (3.3m x 2.11m)

Shower Room

Living Room

14' 3" x 10' 11" (4.34m x 3.33m)

Bedroom

10' 7" x 10' 2" (3.23m x 3.1m)

Outside: The property features an enclosed patio garden, additionally, the flat benefits from the convenience of private off-road parking.

Tenure: Leasehold - held on the balance of a 999-year lease from the 19th of April 1999

Council Tax: Westmorland & Furness Council - Band

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: ///powder.sing.shovels



Bedroom



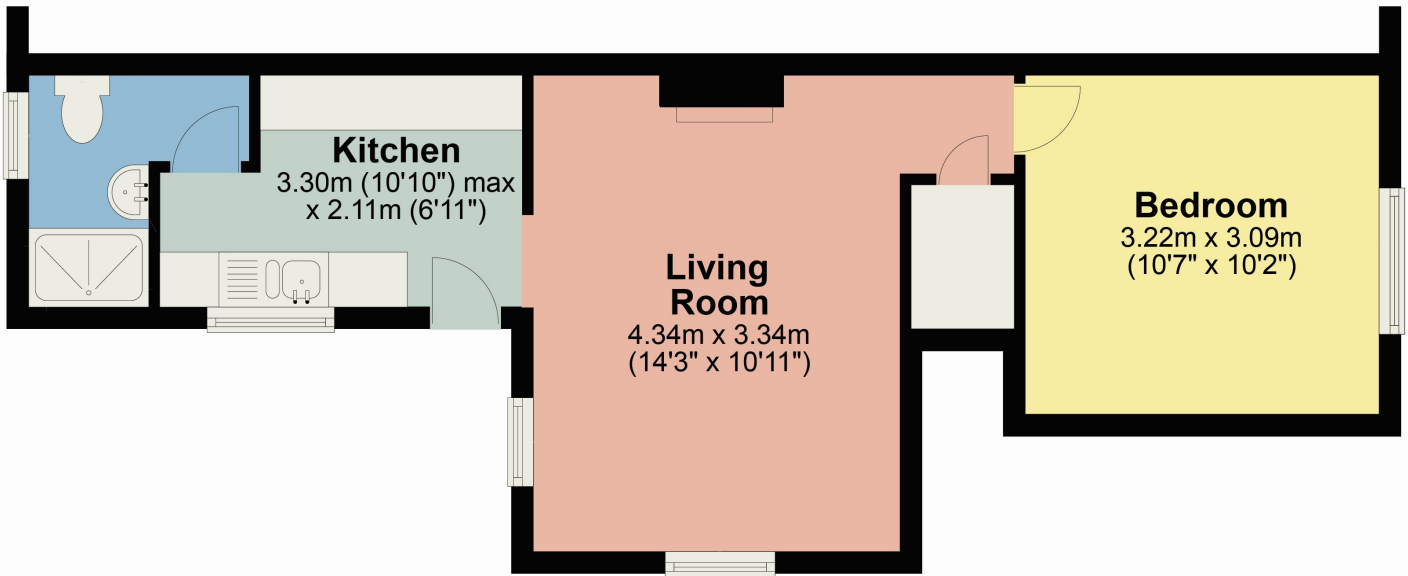
Patio



Patio



Front & Side External



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: K6780

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