



Kendal

£90,000

Flat 3, 27-29 Market Place, Kendal, Cumbria, LA9 4TP

Flat 3, 27-29 Market Place is a modern 1 bedroom apartment, occupying a prime location in the centre of Kendal town. With restaurants, shops, bars, and amenities just steps away.

A great opportunity for someone looking for their first home or to rent the property out, possibly holiday let or even to purchase as your own permanent home. With no-upward chain, this represents an excellent prospect to acquire a centrally located property that offers convenience and easy maintenance.



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Openreach



Permit Parking is Available Nearby

Quick Overview

Second floor one bedroom apartment

Open plan living space

Modern fitted kitchen

Contemporary shower room

Good decorative presentation

Electric panel heaters

Convenient town centre location

Ideal first purchase/investment

No upward chain

Shops, restaurants and cafes in immediate vicinity

Property Reference: K6794



Location: From the Town Hall on foot proceed up Highgate towards Stricklandgate. Passing Finkle Street on the right continue towards the Market Place. Turn right into the Market Place and proceed towards Branthwaite Brow. Upon reaching Food turn right into the alleyway and the entrance to No 3 is on the right.

Property Overview: A modern one bedroom apartment, perfectly located within the heart of Kendal. Enjoying all of the amenities on offer, this property provides a fresh opportunity for a new owner to establish their own home, holiday let, rental property, or bolt hole. An early viewing is highly recommended!

Stepping into the entrance hall there is a telephone point and access to the loft. An under-stairs cupboard provides storage for everyday appliances.

The open plan living/dining kitchen enjoys a pleasant view over the market place through the sash style window allowing for natural light. The kitchen is fitted with a range of wall and base units with working surfaces and inset stainless steel sink and drainer. Kitchen appliances include; a ceramic hob with extractor over and electric built-in oven. Plumbing for a washing machine and space for a fridge freezer.

In the bedroom there is a double-glazed window on the side aspect offers a partial view towards Castle Hill.

Completing the picture, the shower room has a three piece suite comprising of; a corner wash hand basin, shower cubicle and W.C. Concealed hot water cylinder.



Hall



Open plan living room/kitchen



Open plan living room/kitchen

Accommodation with approximate dimensions:

Ground Floor Communal Entrance

Entrance Hall

Open Plan Lounge/Kitchen

15' 2" x 9' 5" (4.63m x 2.89m)

Bedroom

15' 10" x 7' 3" (4.85m x 2.21m)

Shower Room

7' 6" x 4' 7" (2.31m x 1.41m)

Tenure Leasehold - Held on the balance of a 999 year lease from the 1st of October 2018. A copy of the lease is available for inspection at the office.

Service Charge for the Building - £1,161.88 Plus VAT (the year is 1st July – 30 June)

Ground rent - £50.00 per annum (calendar year)

There is also a management company set up which each flat owner has 1 share of this has an estimated cost of this is CIRCA £275.00 per annum. This covers any required maintenance of the common stairwell, and in-between stairwell, utility costs for this area.

Services mains electricity, mains water and mains drainage.

Council Tax Westmorland & Furness Council - Band A

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 ///rents.save.fail5



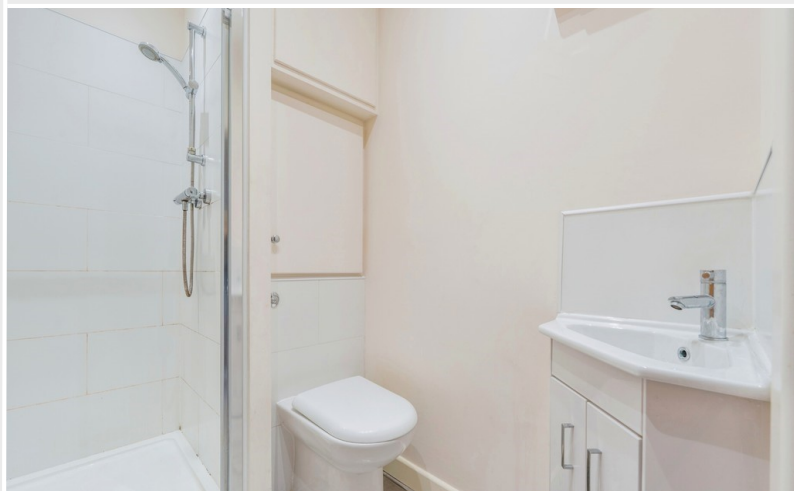
Open plan living room/kitchen



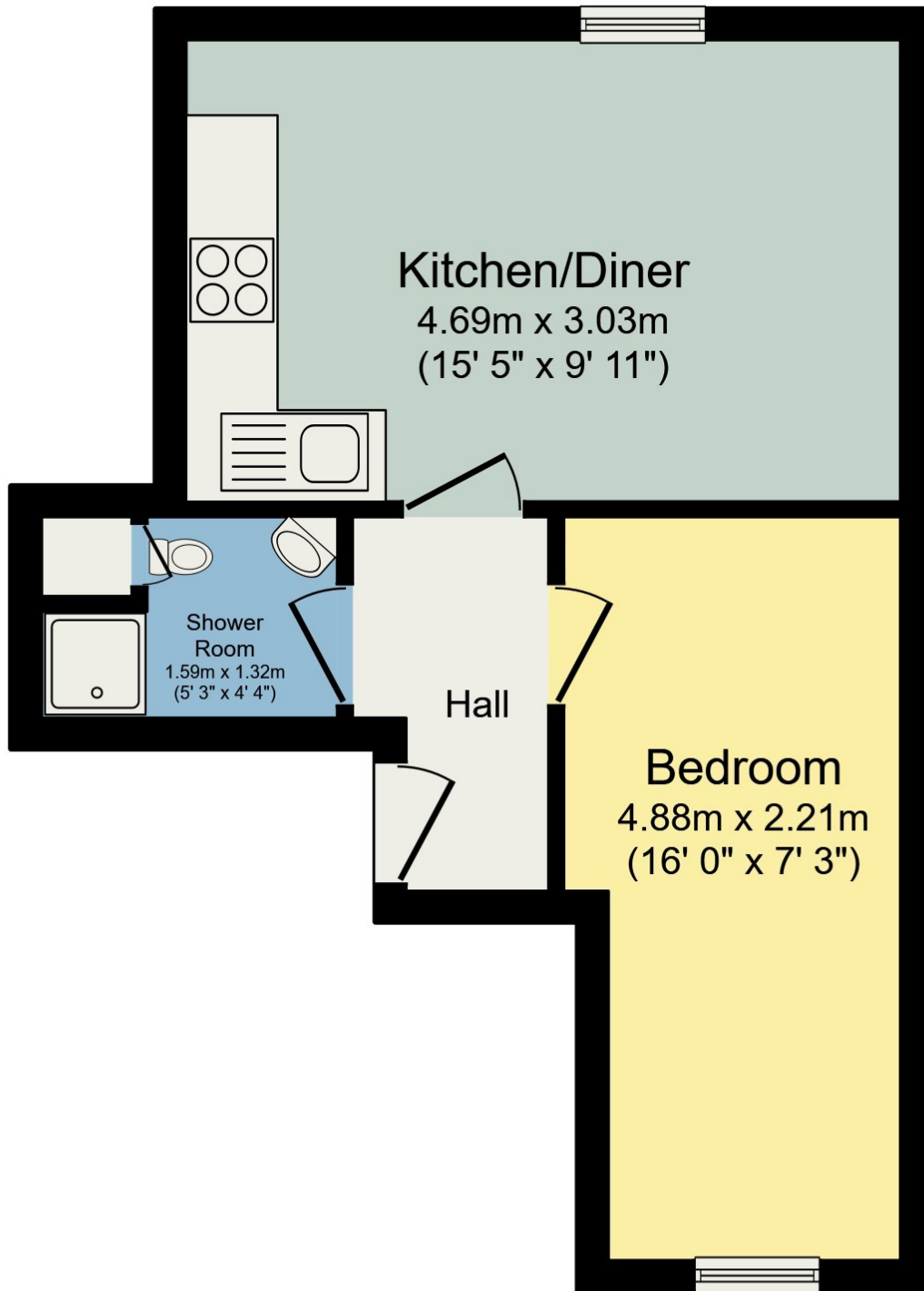
Kitchen



Bedroom



Shower Room



Total floor area 30.5 m² (328 sq.ft.) approx

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.