



# Kendal

122 Riverside Place, Kendal, Cumbria, LA9 7FG

This splendid two bedroom first floor apartment situated within Riverside Place, is conveniently located within walking distance of the bustling market town of Kendal, enjoying a riverside location. This immaculate apartment will make an ideal home for permanent living, or a second home for holiday enjoyment or an investment purchase.

The apartment enjoys an easy to manage layout, with open plan living/dining kitchen, two double bedrooms one of which has a en-suite shower room and bathroom. With the added convenience of allocated parking and two balconies along with a Juliette balcony showcasing picturesque views of the River Kent and serviced by a lift.



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1



E



Openreach  
and Fibrus  
available



Covered  
designated  
parking

Offers over £250,000

## Quick Overview

- Modern first floor apartment
- Splendid open plan living/dining kitchen
- Two double bedrooms
- En-suite shower & bathroom
- Two balconies & Juliette balcony
- Allocated covered parking space
- Picturesque views across to River Kent
- Walking distance of Kendal Town centre
- Secure entry and lift facility
- No upward chain

Property Reference: K6811



Lounge dining area



Lounge dining area



Kitchen area



Kitchen area

**Location:** Head South on foot through the town centre into Kirkland pass over Nether Bridge and at the pedestrian crossings cross onto Lound Road and head to the development. At the front courtyard area, adjacent to the river there is the main entrance with secure entry phone for access and communal entrance with lift facility.

**Property Overview:** A modern two bedroom apartment, within walking distance to Kendal town centre. Enjoying all of the amenities on offer, this property provides a fresh opportunity for a new owner to establish their own home, rental property or bolt hole. An early viewing is highly recommended!

Upon entering through the private front door into the spacious entrance hall with useful cloaks cupboard and then a linen cupboard which houses the hot water cylinder and has plumbing for washing machine.

Into the open plan living/dining kitchen with dual access to both balconies and a Juliette balcony which all have the picturesque view of the River Kent. The kitchen area is fitted with a range of wall and base units with inset sink and drainer. The integrated kitchen appliances include; a built in oven with four ring induction hob with extractor over, dishwasher and fridge/freezer.

Both bedrooms are good size double bedrooms and enjoy the view of the River Kent. Bedroom one does have the benefit of an en-suite shower room with tiled walls and tiled floor, shaver point and extractor fan. A three piece suite comprises; a corner shower cubicle, wash hand basin and WC.

To complete the picture is the bathroom with tiled walls , tiled floor and heated towel rail. A three piece suite comprises; a panel bath, WC and wash hand basin.

Accommodation with approximate dimensions:

Private Entrance Hall

Open plan living/dining room & kitchen

28' 5" x 11' 11" (8.67m x 3.64m)

Bedroom One

15' 10" x 11' 5" (4.85m x 3.50m)

Ensuite Shower Room

Bedroom Two 15' 0" x 9' 1" (4.58 m x 2.79m)

Bathroom

**Outside** The property has benefit of an allocated covered parking space and two balconies plus a Juliette balcony which all have the views over the River Kent.

**Tenure:** Leasehold - 999 year lease from September 2011.

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

**Council Tax:** Westmorland and Furness Council - Band D

**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:** ///skins.drives.mount

**Note:** The flat is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.



Bedroom 1



Bedroom 2

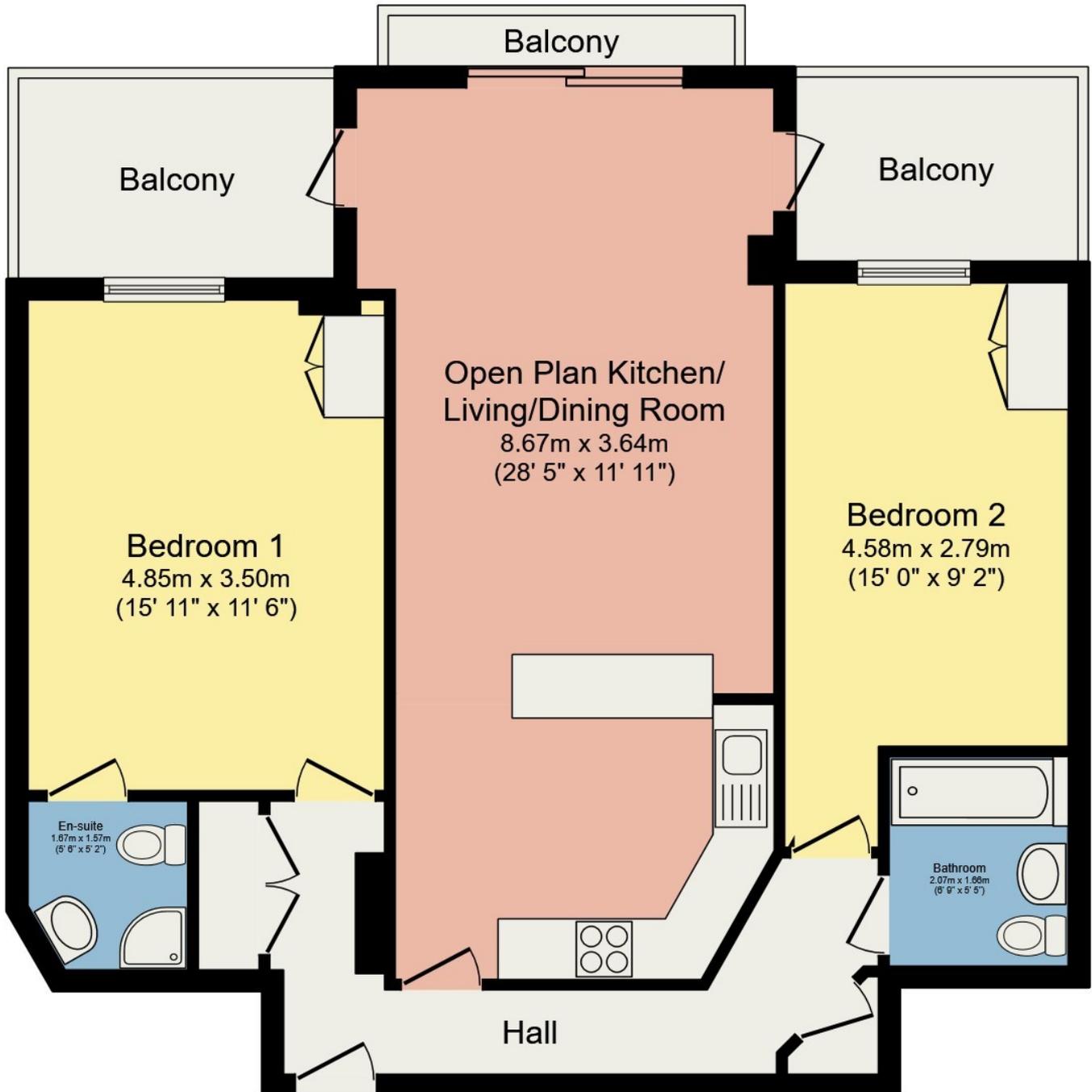


Bathroom



View

## Riverside Place, Kendal



A thought from the owners..."this modern riverside apartment has quick access to Kendal bypass, M6, the Lakes and is a short stroll into town"

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