



3 Fellside Court, Kendal  
£150,000



## 3 Fellside Court

### Kendal

A well proportioned first floor apartment centrally located within the market town of Kendal offering walking distance to the many amenities and public transport services. Kendal is within easy reach of both the Lake District and Yorkshire Dales National Parks and also Junctions 36 and 37 of the M6.

Nestled within a desirable central location in Kendal, this first-floor apartment offers comfortable living with a touch of tranquillity. Boasting double glazing throughout and gas central heating, the property features an open sitting room dining kitchen, perfect for entertaining or relaxing with loved ones. Two generously sized double bedrooms provide ample space for personal retreats, while a private store room located under the property offers practical storage solutions. The family shower room compliments the living space with a W.C., wash hand basin and walk in shower. Allocated parking ensures easy access for residents, while gardens to the front and rear provide natural beauty in the heart of the city. For nature enthusiasts, the property's prime location offers swift access to the renowned Lake District National Park, promising endless adventures amidst stunning landscapes.

Outside, a paved rear yard beckons residents to enjoy a secure, private outdoor space ideal for al-fresco dining or peaceful moments under the open sky. To the front, a garden area awaits transformation, with the exciting potential for creating a more functional and inviting outdoor haven. Whether cultivating a vibrant garden oasis or simply basking in the serene surroundings, the external spaces of this property offer boundless opportunities for personalised enjoyment and relaxation. With its blend of urban convenience and natural beauty, this apartment presents a rare chance to embrace a harmonious lifestyle where city living meets the allure of the great outdoors.

- First floor apartment
- Double glazing throughout and gas central heating
- Open sitting room dining kitchen
- Central location within Kendal
- Private store room
- Family shower room
- Allocated parking
- Gardens to the front and rear
- Easy access to the Lake District National Park

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND B**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

Leave Kendal centre on the Windermere Road, straight ahead at the traffic lights and proceed up the hill. Before the left hand turn into Queens Road turn left into the walled access to find the car park for Fellside Court.

**WHAT3WORDS:** chop.every.many





**ENTRANCE HALL**

7' 7" x 5' 6" (2.31m x 1.68m)

**OPEN PLAN LIVING AREA**

21' 0" x 14' 9" (6.41m x 4.50m)

**BEDROOM**

10' 5" x 10' 4" (3.17m x 3.15m)

**BEDROOM**

10' 4" x 7' 6" (3.16m x 2.28m)

**BATHROOM**

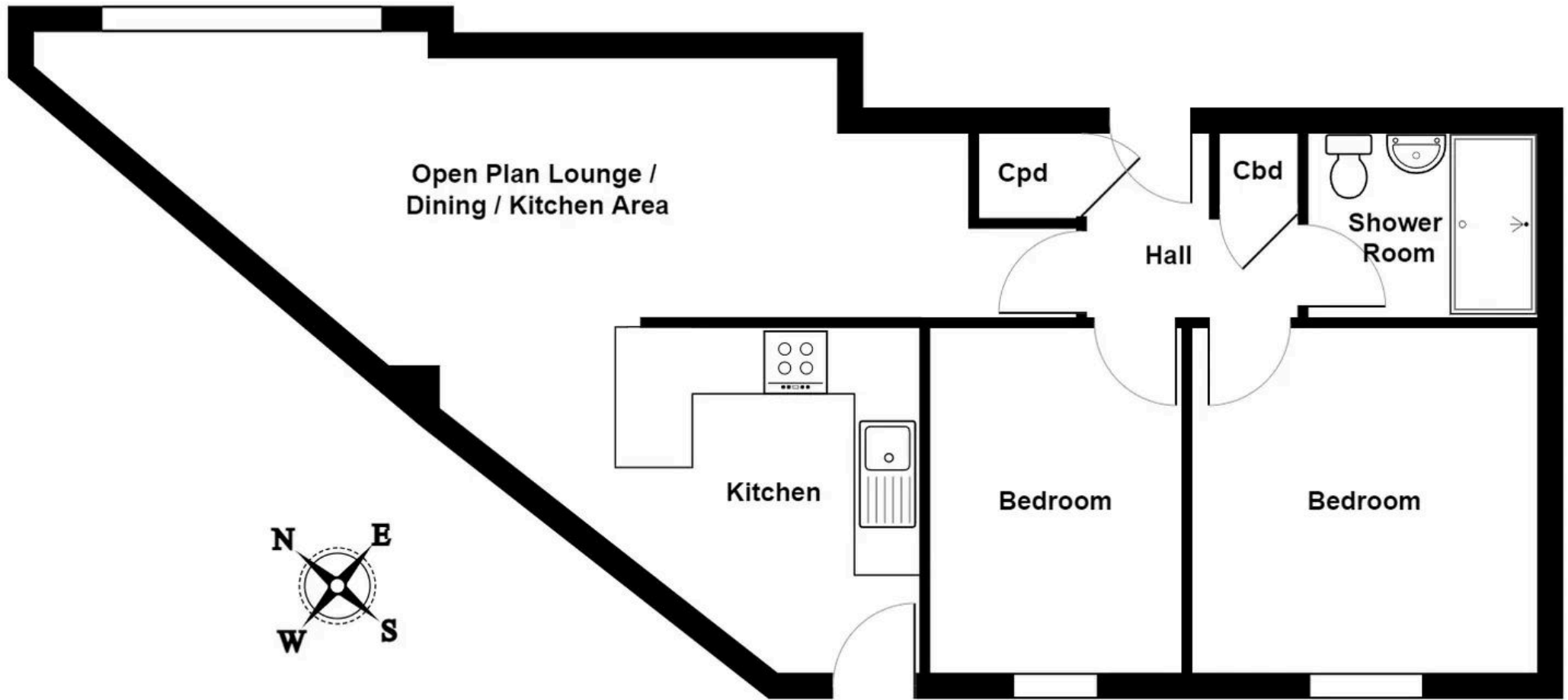
7' 1" x 5' 6" (2.17m x 1.67m)











3 Fellside Court, Kendal  
Total Area: 55.8 m<sup>2</sup> ... 601 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

**THW Estate Agents**

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.