



**HACKNEY
& LEIGH**

Kendal

£150,000

41 Lowther Park, Kendal, Cumbria, LA9 6RS

Situated at the end of a peaceful cul-de-sac, this first floor apartment boasts an easy-to-manage layout perfect for first-time buyers or investor purchasers. The accommodation includes a living room, a fitted kitchen, two generously sized bedrooms and a modern bathroom. The property also benefits from double glazing and gas central heating.

Outside, you'll find a communal garden, a convenient bin store and an off-road parking space. With no upward chain, an early viewing is highly recommended. Don't miss the opportunity to make this flat your new home or investment.

Quick Overview

- First floor apartment
- Living room & fitted kitchen
- Two bedrooms
- Modern bathroom
- Communal gardens
- Off road parking
- Gas central heating
- Double glazing
- No upward chain
- Ultrafast broadband available



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Ultrafast



Off Road
Parking

Property Reference: K6932



Landing



Living Room



Kitchen



Bedroom One

Property Overview: The Lowther Park residential area in Kendal is a quiet, well-established neighbourhood. Situated on the outskirts of the town, the area benefits from a peaceful, suburban atmosphere while still being within convenient reach of Kendal's town centre and its amenities. It's popular among families and retirees, due to its proximity to schools, local park, the River Kent and Kendal Castle.

Upon entering through the front door, you step into the entrance hall, which features a staircase leading to the first floor. The entrance hall also includes a handy storage cupboard for convenience. Heading upstairs, you arrive at a bright landing area, enhanced by natural light from a nearby window. From this landing, you have access to the living room, bathroom and both bedrooms.

The spacious living room features two large windows overlooking the rear, providing plenty of natural light. A door leads into the kitchen, which has a front-facing window and is well-equipped with a variety of wall, display, and base units. The kitchen includes complementary work surfaces with an inset sink and drainer, alongside co-ordinated part-tiled walls and flooring. It also features an integrated Bosch oven with a four-ring gas hob over and stainless steel extractor fan above, plumbing for a washing machine and space for a fridge/freezer. Wall-mounted Alpha boiler.

Bedroom one is a spacious double room, featuring window with an aspect to the rear. It includes a generous wardrobe with hanging space, shelving and sliding mirrored doors, offering ample storage. Bedroom two is also a well-sized room again with a rear aspect.

Into the modern bathroom which features a three-piece suite with a panelled bath with shower over, WC and wash hand basin. The space is enhanced by tiled walls and floors, a heated towel rail and a window. An airing cupboard houses the hot water cylinder.

The outside space includes a useful bin store conveniently located to the left-hand side of the front door, a communal garden area for relaxation and off-road parking for added convenience.

Accommodation with approximate dimensions:

Entrance Hall
First floor

Landing

Living room
16' 11" x 9' 1" (5.16m x 2.79m)

Fitted kitchen
9' 1" x 7' 1" (2.79m x 2.16m)

Bedroom one

17' 5" x 9' 8" (5.31m x 2.95m)

Bedroom two

9' 3" x 7' 10" (2.84m x 2.41m)

Bathroom

Parking: Off-road parking space.

Council Tax: Westmorland & Furness Council - Band A

Tenure: Leasehold - Held on the balance of a 999 year lease from January 1989

Service Charge: - The current service charge for 2024 is £740.38 which includes the buildings insurance.

Ground Rent: - £50 per annum

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 Location & Directions [///chips.storms.added](https://chips.storms.added)

From Kendal Town Centre, go south along Aynam Road and turn left into Parkside Road. Proceed under the railway bridge and turn next left into Larch Grove, take the 2nd left and follow the road round onto Lowther Park and number 41 is then found at the head of the cul-de-sac on your right hand side.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat)



Bedroom Two



Bathroom



Communal Garden



Front Elevation

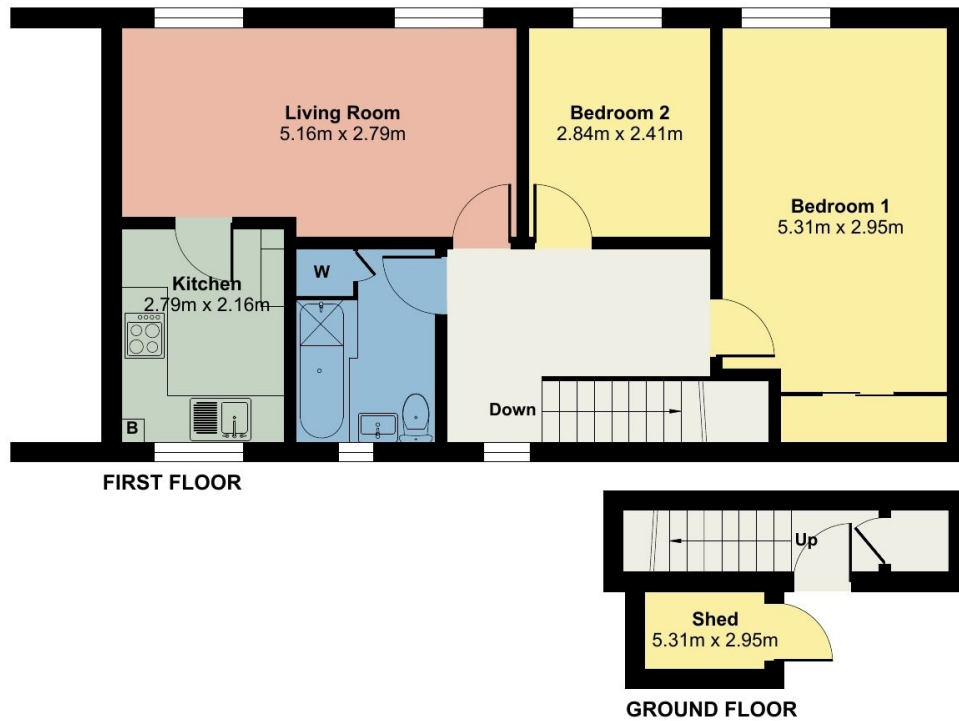
Lowther Park, Kendal, LA9

Approximate Area = 680 sq ft / 63.1 sq m

Garage = 17 sq ft / 1.5 sq m

Total = 697 sq ft / 64.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1180084

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