



## Kendal

£100,000

41 Blackhall Croft, Kendal, Cumbria, LA9 4UU

A superb fourth floor apartment designed for the over 60's (or 55 if part of a couple), this home offers an excellent opportunity for permanent living while making Kendal an ideal base for exploring the Lake District. Blackhall Croft is perfectly positioned within easy walking distance of the town centre and its wide range of amenities, with both the railway and bus stations right on the doorstep. The development also provides a number of facilities for residents, including a communal lounge and laundry room, with early viewing strongly recommended.

### Quick Overview

Purpose built retirement apartment

Fourth floor apartment

Living/dining room and fitted kitchen

Double bedroom

Modern shower room

Excellent facilities

Convenient location close to town centre

Ultrafast Broadband speed available\*



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Ultrafast



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MANUALLY

Property Reference: K7168



Living Room



Living Area



Dining area



Kitchen

Built by McCarthy & Stone (Developments) Ltd, Blackhall Croft comprises 59 apartments arranged over seven floors, all served by a lift. Residents benefit from the support of a House Manager and the reassurance of a 24-hour emergency call system. The location could not be more convenient, being just moments from Kendal town centre and attractions such as The Brewery Arts Centre, riverside and castle walks. Excellent transport links are close by, with Kendal bus and train stations easily accessible, Oxenholme station providing direct services to London Euston and Glasgow, and the M6 motorway within a short drive. The beautiful Lake District National Park is also just a stone's throw away.

The apartment itself offers a welcoming layout, beginning with a private entrance hall that includes a useful storage cupboard housing the hot water cylinder. From here, you step into a generously sized living/dining room where the focal point is an attractive fireplace, perfect for creating a warm and inviting atmosphere. A Juliet balcony enhances the room with fresh air and natural light.

A door leads through to the fitted kitchen, which is equipped with wall and base units, an inset sink and drainer, an integrated oven, a four-ring electric hob with extractor over, space for an under-counter fridge and plumbing for a washing machine.

The bedroom is a spacious double with built-in wardrobes, providing excellent storage.

The modern shower room is finished with attractive tiled walls and flooring, a heated towel rail and extractor fan. Comprising a three-piece suite includes; a large walk-in shower cubicle with rain head, separate handheld shower and seat, along with a vanity unit incorporating a wash basin and WC.

Set in a desirable area, this apartment combines comfortable living with superb access to local shops, amenities, and transport connections. Offering convenience, security, and an enviable location, it presents an excellent opportunity to make a home in Kendal. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:

**Fourth Floor**

**Private Entrance Hall**

**Living/Dining Room**

23' 3" x 10' 9" (7.11m x 3.29m)

**Fitted Kitchen**

7' 7" x 7' 1" (2.32m x 2.16m)

**Double Bedroom**

17' 5" x 8' 10" (5.31m x 2.71m)

**Modern Shower Room**

## Property Information:

**Tenure:** Leasehold- held on the balance of 125 year lease from July 2002.

**Service Charge** - The service charge for 2025/2026 is currently £1,617.29- paid in two half yearly instalments to include buildings insurance, communal maintenance including window cleaning, improvements, the laundry, building insurance, house manager, Careline facility, lift and security to front and back doors.

**Ground Rent** - £350 per year, payable in two instalments of £175 each.

**Council Tax:** Westmorland and Furness Council - Band B.

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

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** ///pine.bench.dash

The development can be found on Blackhall Road just before the traffic lights at the junction with Stramongate, in a convenient location with the multi storey car park and shopping centre next door and within easy walking of the bus station, the railway station church and River Kent.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** 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



Bedroom



Modern Shower Room

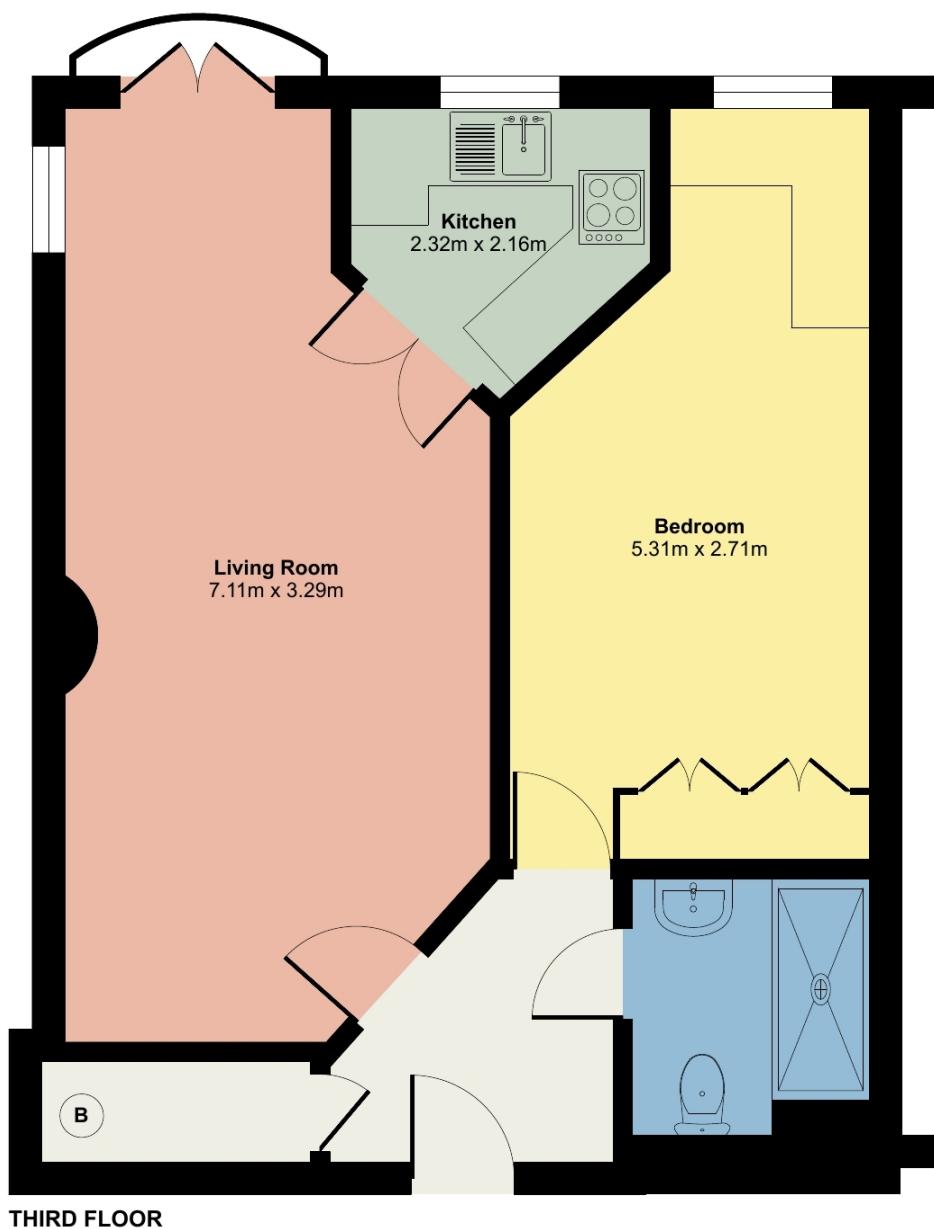


View from balcony

# Blackhall Croft, Blackhall Road, Kendal, LA9

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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