



## Kendal

**£175,000**

Flat 5, The Court Yard , Castle Street, Kendal, Cumbria, LA9 7AA

Nestled within one of Kendal's most historic areas, this delightful top-floor apartment sits within a secure, gated development formed from an original bakery, offering a truly unique blend of character, heritage and modern day comfort. The cobbled courtyard and preserved architectural details set a welcoming scene as you approach, with steps leading up past a communal balcony to the private entrance.

Upon entering the apartment, the hallway offers excellent storage with two built-in cupboards; one housing the hot water cylinder and the other fitted with rails, ideal as a cloak cupboard or wardrobe.

### Quick Overview

- Three bedroom apartment
- Dual aspect living areas
- Open plan living / dining / kitchen
- Modern shower room
- Ideal for first time buyers & downsizers
- Convenient location
- Scenic rear aspect views
- Private gated residence
- Allocated parking
- Ultrafast broadband available



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Ultrafast  
Broadband  
Available



Allocated parking

Property Reference: K7203



Open plan living / dining / kitchen



Kitchen



Open plan living / dining / kitchen



Bedroom One

The heart of the home is the wonderfully quaint, triple-aspect open-plan living, dining and kitchen space, filled with charm. Exposed wooden beams, vaulted ceilings and an original feature from the old bakery, bring a sense of history to the room. The living area flows into the dining area positioned in front of a characterful bay window, where you can enjoy rooftop views stretching towards Kendal Castle, St George's Church, Gooseholme and the river beyond.

The kitchen continues the warm, homely feel with wooden units and integrated appliances, including a Hotpoint oven, four-ring electric hob, concealed extractor, under-counter fridge, freezer, dishwasher, washing machine and an inset sink with drainer.

Just off the hallway is the recently updated modern shower room, stylishly finished with tiled walls and flooring. It features a walk-in shower with a rainfall showerhead set into the ceiling, an additional handheld shower, an alcove for storage, a vanity wash basin and WC.

Further along the hall are Bedrooms One and Two, both doubles. Bedroom One is a spacious and charming retreat with large windows offering panoramic rooftop views towards Benson Knott, exposed wooden beams and a built-in wardrobe. Bedroom Two also enjoys the same appealing rear aspect, with vaulted ceilings, beams and a built-in wardrobe.

A wooden staircase in the hallway leads up to the second floor, created from a thoughtful loft conversion that takes full advantage of the generous ceiling height. This upper level includes a second shower room fitted with an electric shower, WC and pedestal wash basin, as well as Bedroom Three, another comfortable double room brightened by Velux windows. This versatile room would make an ideal guest bedroom, home office or dressing room.

This top-floor apartment combines character, charm and practicality in one of Kendal's most desirable historic settings, an inviting home filled with warmth, history and scenic outlooks. Surrounding the development are picturesque walks, including routes up to Kendal Castle and along the canal path. In addition, a short walk across the bridge takes you directly into Kendal's vibrant town centre, where you'll find an abundance of cafés, shops and amenities. Perfect for first-time buyers or downsizers seeking a unique and welcoming home.

Accommodation with approximate dimensions:

Entrance Hall

Open plan living/ dining area 12' 0" x 17' 0" (3.67m x 5.20m)

Kitchen 7' 8" x 11' 9" (2.36m x 3.60m)

Shower Room

Bedroom One 10' 10" x 9' 7" (3.32m x 2.93m)

**Bedroom Two** 9' 7" x 7' 11" (2.93m x 2.43m)

**First Floor**

First floor shower room

**Bedroom Three** 10' 10" x 14' 1" (3.31m x 4.30m)

**Property Information:**

**Parking** Allocated parking

**Tenure:** Leasehold - Held on a term of 966 years from 18th April 2018 with 958 years remaining.

Current service charge is £2,000 per annum.

**Services:** Mains electricity, mains water & mains drainage

**Council Tax:** Westmorland and Furness Council tax band: B

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

**Energy Performance Certificate:** The full energy performance certificate is available on our website and in our offices

**What3Words & Directions** ///lies.judge.sounds

The property can be found by way of Sandes Avenue continue round Station Road onto Wildman Street then first left onto Castle Street, continue past St Georges Church on your right and the gated entrance to 'The Courtyard' is on the left hand side, just before the Castle Inn Pub

**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 Two



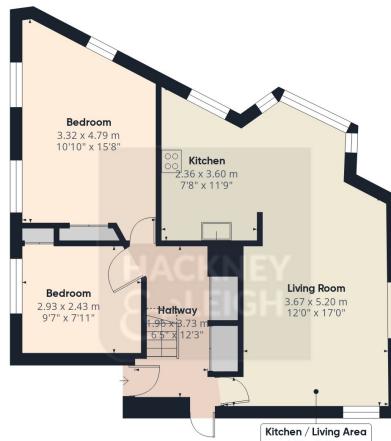
Shower Room



First Floor Landing



Bedroom Three



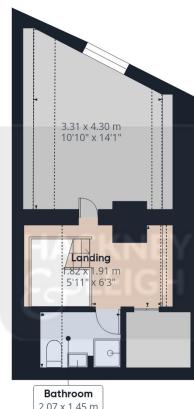
Floor 0

Approximate total area<sup>(1)</sup>

87.8 m<sup>2</sup>  
946 ft<sup>2</sup>

Reduced headroom

5.4 m<sup>2</sup>  
58 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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