



Flat 5, Grosvenor Court Stramongate, Kendal  
£210,000



## Flat 5

Grosvenor Court Stramongate, Kendal

This charming mid terraced character property is ideally situated in a central and convenient area of Kendal, within walking distance of the town centre and train station. Kendal offers a wide range of amenities including independent shops, cafés, restaurants, supermarkets and leisure facilities, along with well regarded schools nearby. The location also provides excellent access to the M6 motorway and the Lake District National Park, making it well suited to a variety of buyers, particularly first-time purchasers.

The ground floor features a lovely fitted modern kitchen which flows into a semi open plan lounge and dining space, creating a sociable and practical layout for everyday living. The space feels welcoming and well balanced, with attractive finishes that enhance the character of the home.

Upstairs, there is one well proportioned double bedroom and a single bedroom which would work equally well as a home office or guest room. The shower room is fitted with contemporary fixtures, and the property continues to impress with its tasteful finishes throughout.

Externally there is a seating area to the front of the property and an allocated parking space for one vehicle.

- Charming mid terraced character property in Kendal
- Lovely fitted modern kitchen
- Semi open plan lounge and dining space, ideal for everyday living
- One well proportioned double bedroom and a single bedroom, perfect as a study or guest room
- Allocated parking for one vehicle and seating area to the front
- Shower room with contemporary fittings
- Beautiful finishes throughout the property
- Central location within walking distance of the town centre and train station
- Excellent access to the M6 motorway and the Lake District National Park
- Offered for sale with no onward chain, ideal for first time buyers





## KITCHEN

7' 9" x 5' 6" (2.35m x 1.67m)

## LIVING / DINING ROOM

15' 7" x 14' 8" (4.74m x 4.47m)

## LANDING

## SHOWER ROOM

8' 8" x 5' 6" (2.65m x 1.68m)

## BEDROOM

8' 1" x 7' 9" (2.47m x 2.36m)

## BEDROOM

8' 8" x 9' 9" (2.65m x 2.97m)



## SERVICES:

Mains electric, mains water, mains drainage

## EPC RATING TBC

### **COUNCIL TAX BAND currently band:**

Council Tax Banding – the property band is currently deleted as on business rates and the previous band was Band B

### **TENURE: FREEHOLD**

**DIRECTIONS:** From Windermere Road, continue straight until it becomes Stricklandgate, then turn onto Sandes Avenue. Take the next right onto Blackhall Road, then turn left at the traffic lights onto Stramongate. We recommend parking in Blackhall Car Park and continuing on foot. Just after Kendal Dental Care, look for the white archway — head under this and Flat 5 is on the right with a blue door. Using What3Words is recommended for precise location.

**WHAT3WORDS:** //rash.sample.wool

### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.









## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.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.