



Kendal

£135,000

Flat 14, Yard 119, Highgate, Kendal, Cumbria, LA9 4EN

Welcome to Flat 14, Yard 119, Highgate, a stylish and well-presented one-bedroom apartment with the added benefit of a private garage, offering an easy-to-maintain layout in a highly convenient central Kendal location. Ideal as a main residence, buy-to-let investment or a 'lock up and leave' home, the property is perfectly positioned just off Kendal's main High Street, within easy walking distance of a wide range of shops, cafés, bars, restaurants and the popular Abbot Hall Park.

The property opens into a welcoming entrance hall featuring built-in shoe storage and a useful cupboard with shelving and hanging rails. This area also houses the Vaillant boiler and provides access to the bathroom and main living space.

Quick Overview

- Well presented ground floor flat
- Open plan living space
- Mezzanine style double bedroom
- Contemporary bathroom
- Town centre location
- Gas central heating
- Garage with EV charging point
- Superfast broadband available



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Superfast



Garage

Property Reference: K7225



Living Room



Living Room



Kitchen



Kitchen

The bathroom is fitted with a modern three-piece suite comprising; a P-shaped bath with glass screen and overhead shower, WC and vanity wash basin. The room benefits from part-tiled and panelled walls and is further enhanced by two wall-mounted heated towel rails.

The open-plan living area is light and characterful, showcasing exposed ceiling beams, triple-aspect windows, recessed downlighting and an electric fire. A curved wall creates a natural space for dining, while the living area flows seamlessly into the kitchen. The kitchen is fitted with a range of wall and base units, complementary worktops and an inset sink with drainer, along with an integrated oven, four-ring gas hob, splashback and concealed extractor. There is also space for an under-counter fridge and washing machine.

Stairs rise from the living area to the mezzanine bedroom, which features attractive wooden beams and a Velux roof window. The bedroom comfortably accommodates a double bed and additional furniture such as bedside tables or drawers and benefits from built-in under-eaves storage.

Externally, the property includes an on-site private garage located directly below the apartment and accessed via the outdoor rear staircase. The garage is fitted with lighting and power and has a manual up-and-over door. Flat 14, Yard 119 represents an excellent opportunity to acquire a centrally located and characterful home in one of Kendal's most desirable areas

Accommodation with approximate dimensions:

Entrance Hall

Bathroom

Living Room

19' 3" x 9' 8" (5.88m x 2.97m)

Kitchen

7' 2" x 6' 2" (2.20m x 1.89m)

Staircase to first floor:

Bedroom

18' 6" x 16' 5" (5.66m x 5.01m)

Garage:

16' 10" x 7' 10" (5.14m x 2.41m)

Parking; Garage

Property Information;

Tenure; Leasehold - 999 years from 22nd August 1987

Service charge - £1000 per annum

Council Tax; Westmoreland & Furness - Band A

Services; Mains gas, mains water, mains electricity and mains drainage.

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

What3Words and Directions; [///proof.pinks.others](#)

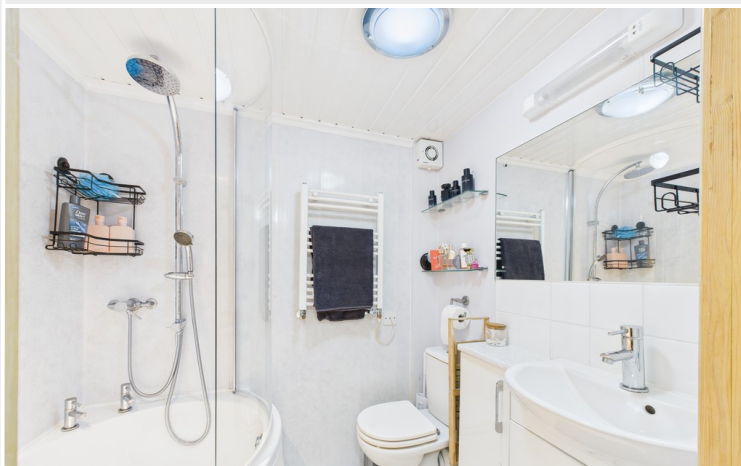
Situated just off Highgate being close to the centre of the town, the Brewery Arts Centre and all amenities. The property can be found by proceeding through an arched gateway next to Colman and Colman hairdressers, continue through into the courtyard and can be found straight on.

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



Bathroom

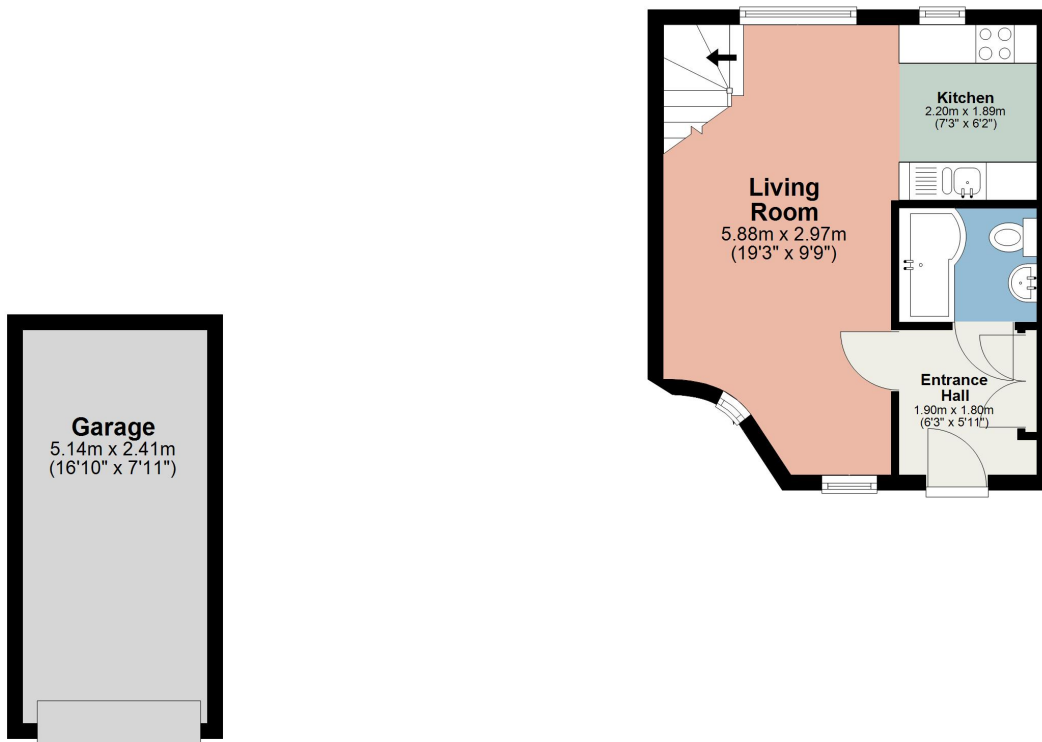


Garage



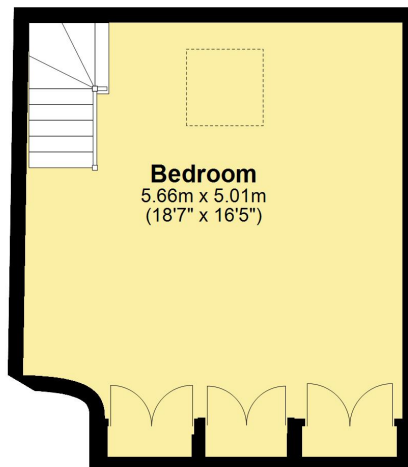
Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 66.9 sq. metres (720.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Flat 14, 119 Highgate, Kendal

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