



## Kendal

£125,000

28 Castle Green Lane, Kendal, Cumbria, LA9 6BB

Welcome to 28 Castle Green Lane, a well-presented one-bedroom ground floor flat, ideally located on the sought-after Castle Green Lane in Kendal. Offering an easy-to-manage layout, this property is perfect for first-time buyers, downsizers, or investors looking for a promising opportunity. With no upward chain, an early viewing is highly recommended.

### Quick Overview

Well presented ground floor flat  
Living room with views of the fells  
Fitted kitchen  
Double bedroom  
Three piece bathroom suite  
Allocated parking space  
No upward chain  
Convenient location  
Early viewing recommended!  
Ultrafast broadband speed\*



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D



Ultrafast



Allocated  
Parking

Property Reference: K7245



Entrance Hall



Living Room



Living Room



Kitchen

Entering through the front door, you step into the entrance hall with access to the living area. The living room is positioned to the front, with windows to the front and side, offering pleasant views across the fells. From here, a door leads into the recently fitted contemporary kitchen, which features a range of wall and base units with complementary work surfaces and an inset sink with drainer. Integrated appliances include a Lamona oven with a four-ring Lamona electric hob, with plumbing for a washing machine and space for a fridge freezer. A window to the front and a cupboard housing the hot water cylinder complete the kitchen.

The double bedroom has a side aspect, also enjoying views across the fells. The bathroom is fitted with a three-piece suite comprising a panel bath with shower over, wash hand basin, and WC, finished with part-tiled walls and an extractor fan.

Externally, the flat benefits from off-road parking and its enviable location on Castle Green Lane provides easy access to Kendal's shops, cafes, and cultural attractions. Whether exploring the picturesque Lake District National Park or enjoying local amenities, this apartment offers a convenient and comfortable base.

Don't miss the chance to make 28 Castle Green Lane your own – contact us today to arrange a viewing.

#### Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

12' 5" x 12' 7" (3.79m x 3.84m)

Fitted Kitchen

6' 9" x 12' 5" (2.08m x 3.79m)

Bedroom

9' 4" x 11' 3" (2.85m x 3.44m)

Bathroom

**Parking:** Allocated parking space

#### Property Information:

**Tenure:** Leasehold - Leasehold - Please note that the lease will be compiled upon completion of the sale of 28 Castle Green Lane.

Leasehold - 999 years from completion.

**Service charge** - The service charge is £763.53 to include grounds maintenance, maintenance of drives, gutter cleaning, roof inspection, window cleaning and gritting. This is reviewed on an annual basis.

**Ground Rent** - Peppercorn.

Request a Viewing Online or Call 01539 729711

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

**Services:** 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 & Directions:** ///holly.aside.locked

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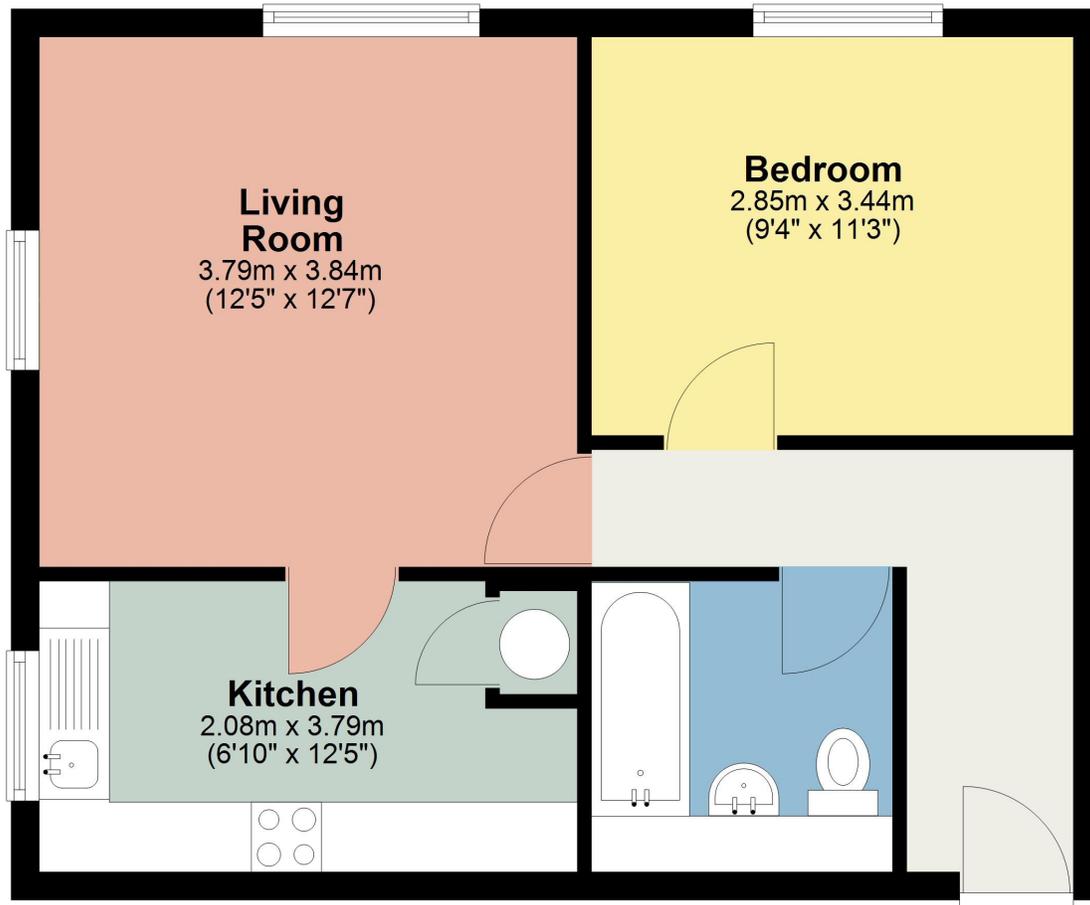
Bathroom



Front elevation and parking

## Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



**Total area: approx. 44.0 sq. metres (473.4 sq. feet)**

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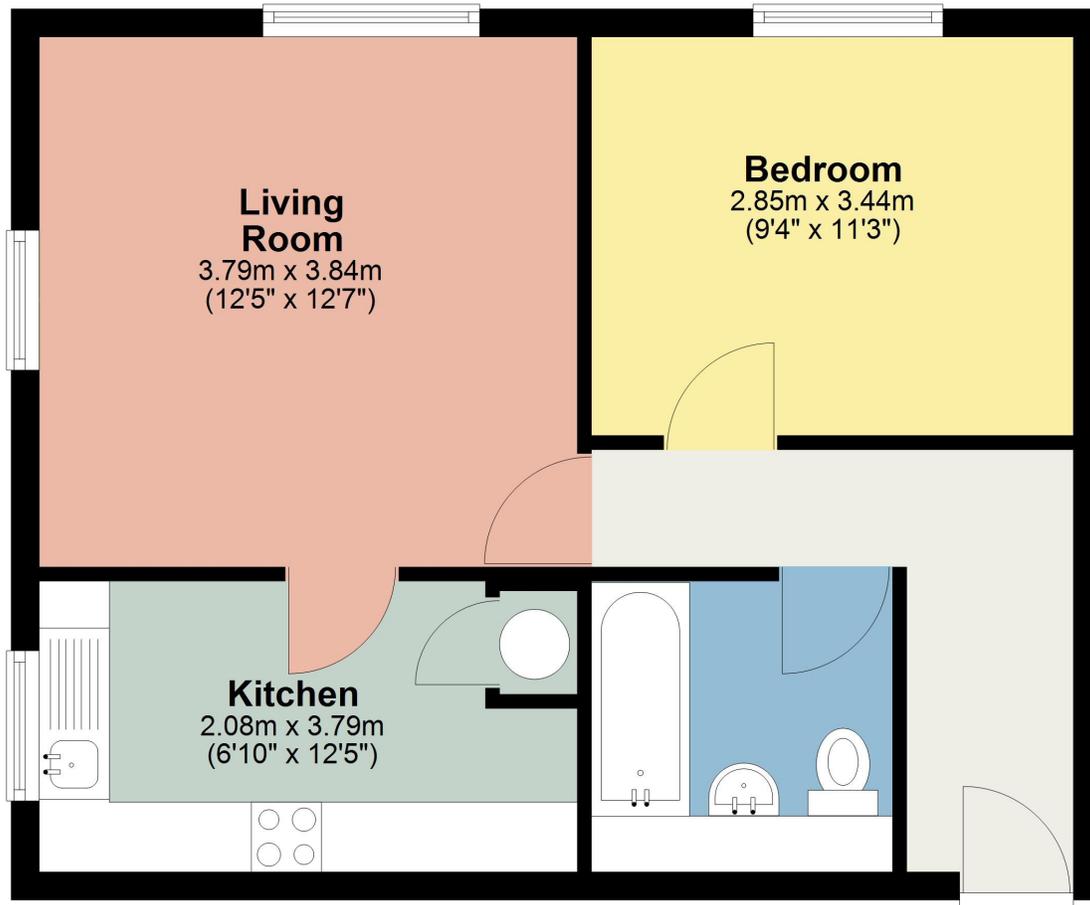
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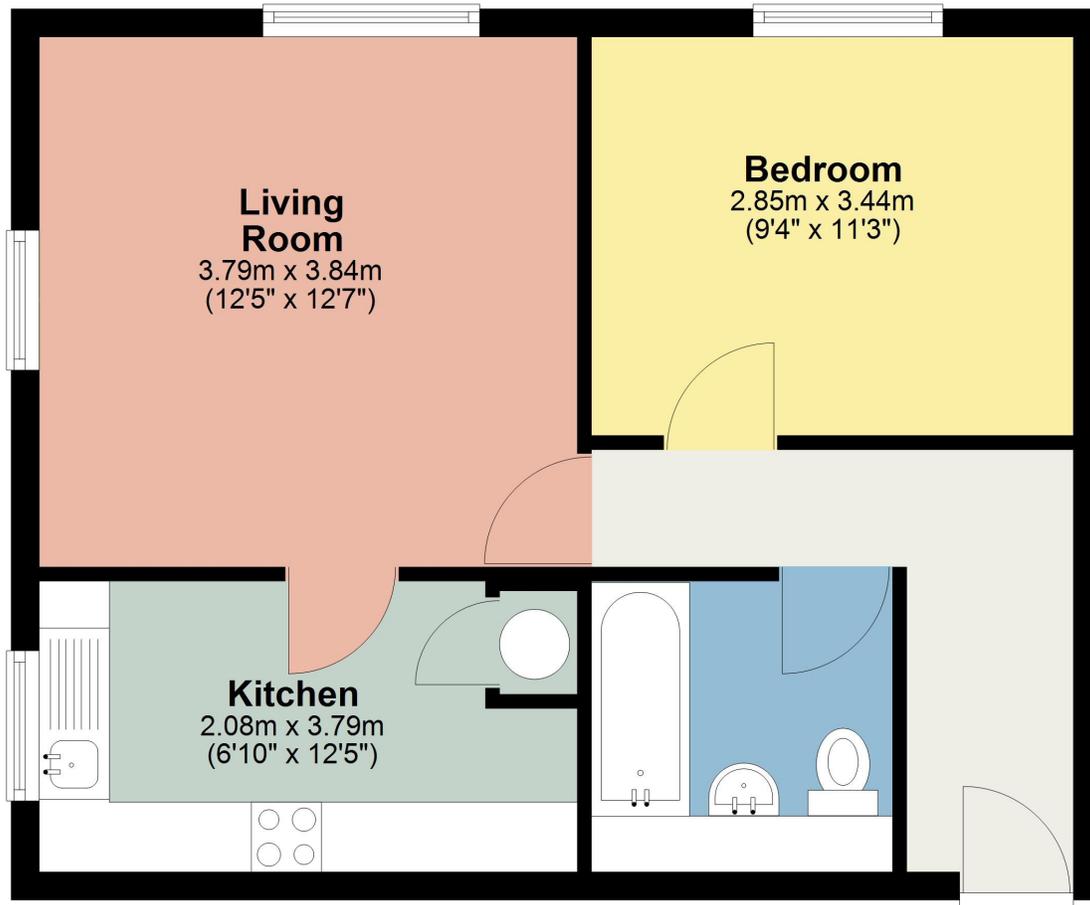
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