



## Kendal

**£60,000**

2 Kent Court, Kendal, Cumbria, LA9 5AN

2 Kent Court is a well-presented ground floor apartment set within a popular assisted living retirement development for the over 55s, ideally positioned in a central location opposite the River Kent and Abbott Hall. Offering private residents' parking and a welcoming community atmosphere, this property is perfectly suited to those seeking a comfortable and low-maintenance lifestyle.

### Quick Overview

- One bedroom ground floor apartment
- Accessible amenities
- Assisted living development for the over 55s
- Bright living/dining room with patio doors
- Spacious bedroom with built in wardrobes
- Well-equipped kitchen
- Ultrafast broadband available
- Private residents' parking



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TBC



Ultrafast



Residents  
parking

Property Reference: K7251



Living Room



Kitchen



Bedroom



Bathroom

The apartment's ground floor position ensures excellent accessibility. Upon entering, there is a useful storage cupboard fitted with coat hanging space and housing the water cylinder. The bathroom is thoughtfully designed with ease of use in mind, comprising a WC, a lowered panelled bath with central taps and overhead electric shower, grab rails, a heated towel rail, and a pedestal wash hand basin.

The bright and inviting living/dining room is a particular highlight, benefiting from patio doors that open directly onto the communal gardens, allowing for plenty of natural light and a pleasant outlook. A cosy electric fireplace with hearth and mantel provides an attractive focal point, complemented by soft wall lighting and night storage heater. The partially separated kitchen is well equipped with an inset sink and drainer, a four-ring electric hob with extractor over, a freestanding fridge freezer, and a good range of wall and base units.

The bedroom is a generous and peaceful retreat, enjoying a rear aspect over the communal gardens and featuring mirrored built-in wardrobes and night storage heater.

This delightful apartment presents an excellent opportunity for those looking to downsize and enjoy an easier pace of life, with the added benefit of a friendly community and a highly convenient location close to local amenities and scenic surroundings.

**Accommodation with approximate dimensions:**

Entrance Hall

Storage Cupboard:

Bathroom:

Living/Dining Room:

18' 6" x 10' 8" (5.64m x 3.26m)

Kitchen:

5' 4" x 7' 4" (1.64m x 2.25m)

Bedroom:

13' 9" x 8' 7" (4.21m x 2.64m)

**Property Information**

**Parking:** Private residents' parking

**Tenure:** Leasehold - Held on balance of 125 years from June 1988.

Ground Rent - £249.16 paid half yearly.

Service Charge - £1884.68 paid half yearly.

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

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

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

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

**What3Words & Directions** ///beyond.scenes.shirts

Kent Court is situated in Kirkland close to the Town Centre. On entering Kendal from the south, Kent Court is located immediately on the left hand side of the main one-way system.

**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).



Communal Gardens



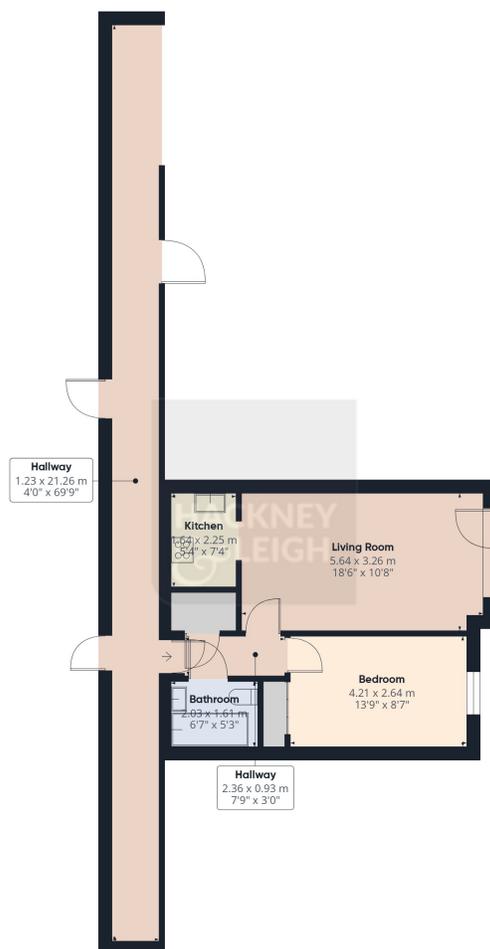
Communal Gardens



River Kent



Resident parking



**Approximate total area<sup>m</sup>**  
41.7 m<sup>2</sup>  
450 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



A thought from the owners... "This flat has been an ideal base for the last 15 years. The combination of ground floor location and being southward facing into the communal gardens, gives you the best of both worlds. Added to this, the location could not be better for visitors coming into Kendal and for the easy walking access from the flat to all that the town centre has to offer."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/03/2026.