



40a Park Street, Kendal  
Asking Price £120,000

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**Thomson Hayton Winkley**



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## ACCOMMODATION

40a Park Street is a charming ground for apartment forming part of a traditional end terraced property situated in a popular residential area within the market town of Kendal being conveniently placed for the many amenities available both in and around the town and offering easy access to the M6 and the Lake District National Park.

The accommodation briefly comprises a sitting room, kitchen, double bedrooms and a shower room. The apartment benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers a delightful enclosed patio garden, private off road parking and a summerhouse.

## SITTING ROOM

15' 5" max x 15' 3" max (4.70m x 4.66m)

Two double glazed windows, radiator, feature limestone fireplace suitable for electric fire/stove, built in store cupboard, fitted shelving to alcove, wall light, picture rail, telephone point.

## KITCHEN

10' 9" x 6' 11" (3.30m x 2.11m)

Double glazed door, double glazed window, electric plinth heater, base and wall units, stainless steel sink, cupboard housing gas central heating boiler, tiled splash back, fitted shelving, counter top electric oven and hob with extractor hood over, fridge, washing machine, microwave.

## BEDROOM

11' 5" max x 11' 0" max (3.48m x 3.37m)

Double glazed window, radiator, fitted shelving to alcoves, telephone point.

## SHOWER ROOM

6' 11" max x 6' 6" max (2.13m x 2.00m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower, loft access, tiled flooring.

## OUTSIDE

There is a delightful enclosed patio garden, private off road parking and a summerhouse.

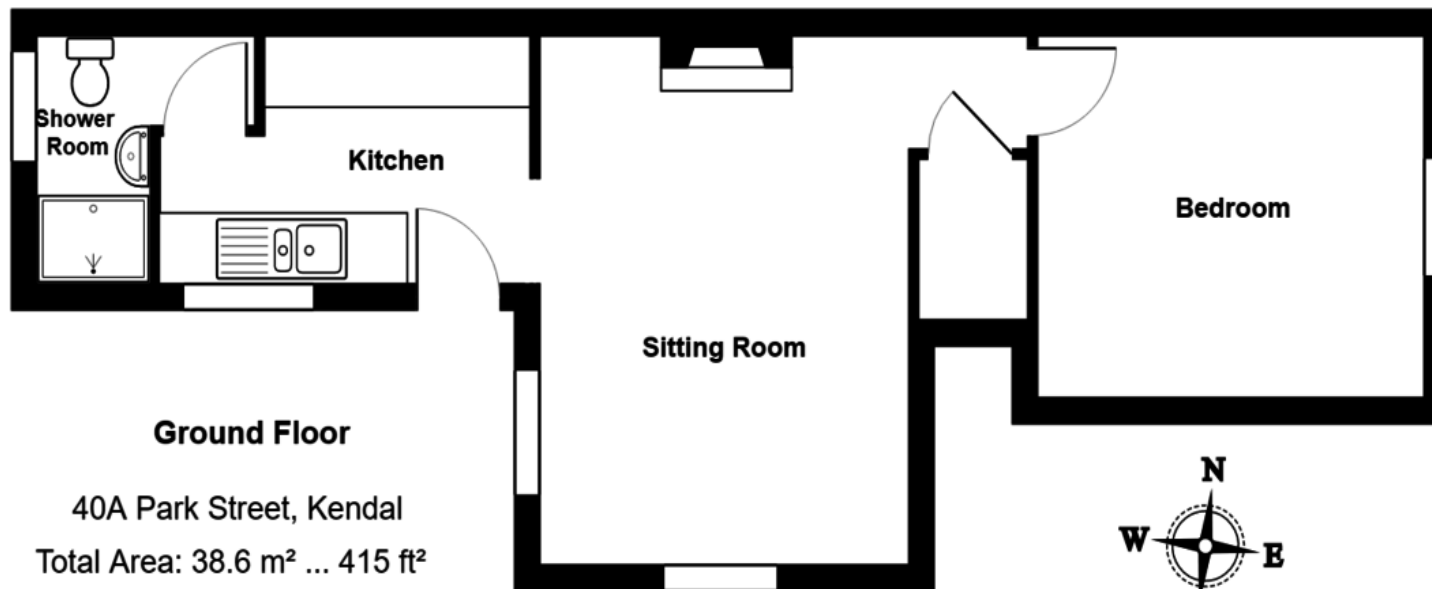
## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

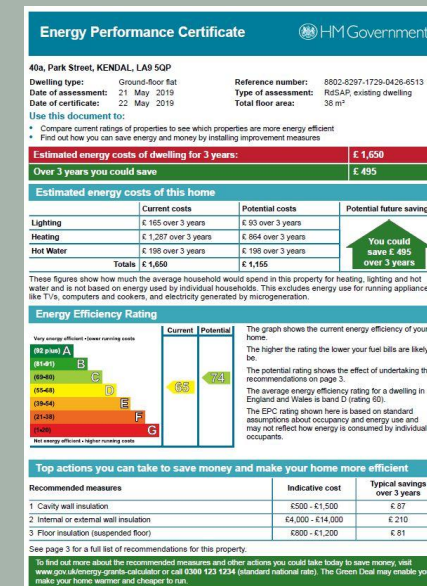
## COUNCIL TAX BANDING

Currently Band A as shown on the Valuation Office website.





For illustrative purposes only - not to scale.  
The position and size of features are approximate only.  
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