



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

Your Local Estate Agents
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.

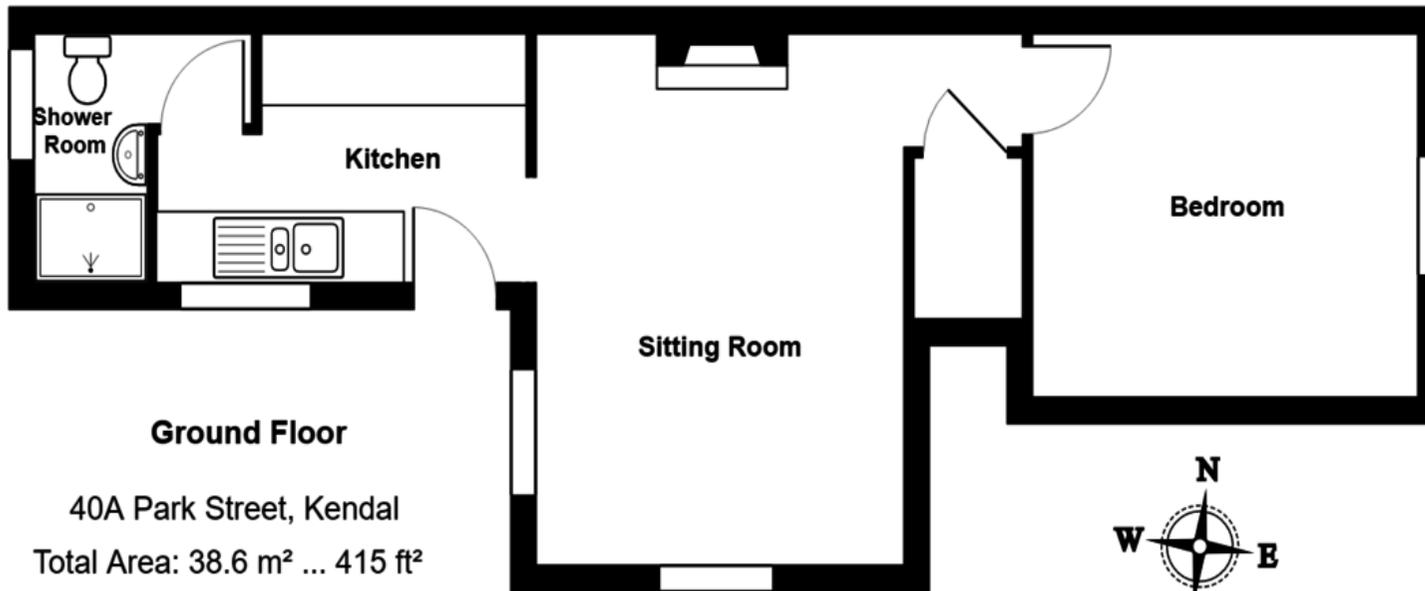
SERVICES

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

COUNCIL TAX BANDING

Currently Band A as shown on the Valuation Office website.





Ground Floor

40A Park Street, Kendal

Total Area: 38.6 m² ... 415 ft²

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

40a, Park Street, KENDAL, LA9 5GP

Dwelling type: Ground-floor flat
Date of assessment: 21 May 2019
Date of certificate: 22 May 2019

Reference number: 8802-2397-1729-0426-6513
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,650
Over 3 years you could save	£ 495

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 155 over 3 years	£ 93 over 3 years	
Heating	£ 1,287 over 3 years	£ 864 over 3 years	
Hot Water	£ 198 over 3 years	£ 198 over 3 years	
Totals	£ 1,650	£ 1,155	You could save £ 495 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 87
2 Internal or external wall insulation	£4,000 - £14,000	£ 210
3 Floor insulation (suspended floor)	£800 - £1,200	£ 81

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-consider or call 0800 523 5234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS
 Travel out of Kendal along Milnthorpe Road and at the traffic lights turn left on to Romney Road. Take the first left on to Park Street and number 40a is an end of terrace on the left with the gated entrance being at the side of the property.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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