



Kendal

£152,500

14 Weavers Court
Queen Katherine Street
Kendal
Cumbria
LA9 7FB

This excellent ground floor two bedroom apartment forms part of a well managed development close to River Kent and within easy walking distance of the town centre. Having been refurbished and finished to a high standard the apartment is offered for sale in show home condition and benefits from that all important private parking space together with parking for visitors.

The apartment enjoys an easy to manage layout with a spacious reception hall and a most attractive living room, an excellent fitted and equipped kitchen, good shower room and two bedrooms. An ideal home for the individual or couple with permanent, retirement or holiday use in mind. No upward chain and early possession available. An early appointment to view is highly recommended.

Property Ref: K6164





Living Room



Bedroom 1

Description: This excellent ground floor two bedroom apartment was completely refurbished in 2016 to a very high standard and specification. The current owners impeccable style and taste is evident from the moment you step into the welcoming reception hall and the fitted kitchen and excellent shower room complete the picture. There are two bedrooms, one with fitted wardrobes and one being currently used as a dining room and the good sized living room has two full height windows allowing plenty of light. A property that is ready to move into and enjoy, perfect for the professional couple, those down sizing or as a second home in the town known as the 'Gateway' to the Lake District.

The apartment benefits from UPVC double glazing and a thermostatically controlled electric heating system is fitted in the ceilings. Outside is that all important parking space together with ample visitor parking.

Note: the fitted wall furniture in the hall and dining room are available by

separate negotiation as is the washer/dryer.

Location: Weavers Court is situated fronting Aynam Road and the River Kent. Take the left turning into Queen Katherine Street and then first left into the car park at the rear of the development. The River Kent, Abbot Hall and the town centre are only a short walk away.

The town centre boasts a library, supermarket, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

Accommodation with approximate dimensions:

Communal Entrance Hall with glazed doors to the front and rear elevations and a telephone entry system.

Reception/Dining Hall 10' 2" x 8' 9 max" (3.1m x 2.67m) a most welcoming entrance with UPVC double glazed window with electric blind, attractive Amtico flooring that runs through into the kitchen and bedroom 2/dining room. Coving to ceiling, telephone entry system, and telephone point. Airing cupboard with shelving for linen and a large hot water cylinder.

Living Room 13' 8" x 11' 7" (4.17m x 3.53m) a delightful room with two full height UPVC double glazed windows to the front, both with fitted blinds. Coving to ceiling and TV aerial and telephone point.

Fitted Kitchen 11' 7" x 5' 10" (3.53m x 1.78m) again with aspect to the

For a Viewing Call 01539 729711



Fitted Kitchen

front, UPVC double glazed window with electric blind. Fitted with an attractive range of high gloss kitchen units by 'Atlantis Kitchens' of Kendal. Incorporating walls and base cupboards, drawer fitments and complementary working surfaces with inset sink and mixer tap and co-ordinating glass splash backs. Kitchen appliances include a built in state of the art Bosch combination oven and microwave, four ring halogen hob with cooker hood over, integrated dishwasher and frost free fridge freezer. Concealed washer/dryer available by separate negotiation.

Bedroom 1 10' 8" x 10' 7" (3.25m x 3.23m) two high level UPVC double glazed windows with curtains, coving to ceiling and a range of high gloss fitted wardrobes with matching bedside cabinet.

Bedroom 2 8' 9" x 6' 4" (2.67m x 1.93m) currently in use as a dining room, coving to ceiling and two high level UPVC double glazed windows with electric blinds.

Shower Room designed and installed by 'Signature Bathrooms' of Kendal - with complementary tiled flooring with thermostatically controlled underfloor heating and co-ordinating tiled walls. A three piece suite by Villeroy & Boch comprises a large glazed shower cubicle with Hansgrohe shower, wall mounted wash hand basin and WC. Vertical towel radiator and mirrored medicine cabinet with LED lights.

Outside: The apartment benefits from well tended landscaped garden areas and a private allocated lockable parking space and visitors parking.

Services: mains electricity (White meter), mains water and mains drainage. Communal Satellite System and T.V. Aerial

Council Tax: South Lakeland District Council - Band D

Tenure: Tenure: Leasehold;- held on the balance of a 999 year lease from



Bedroom 2

April 2000

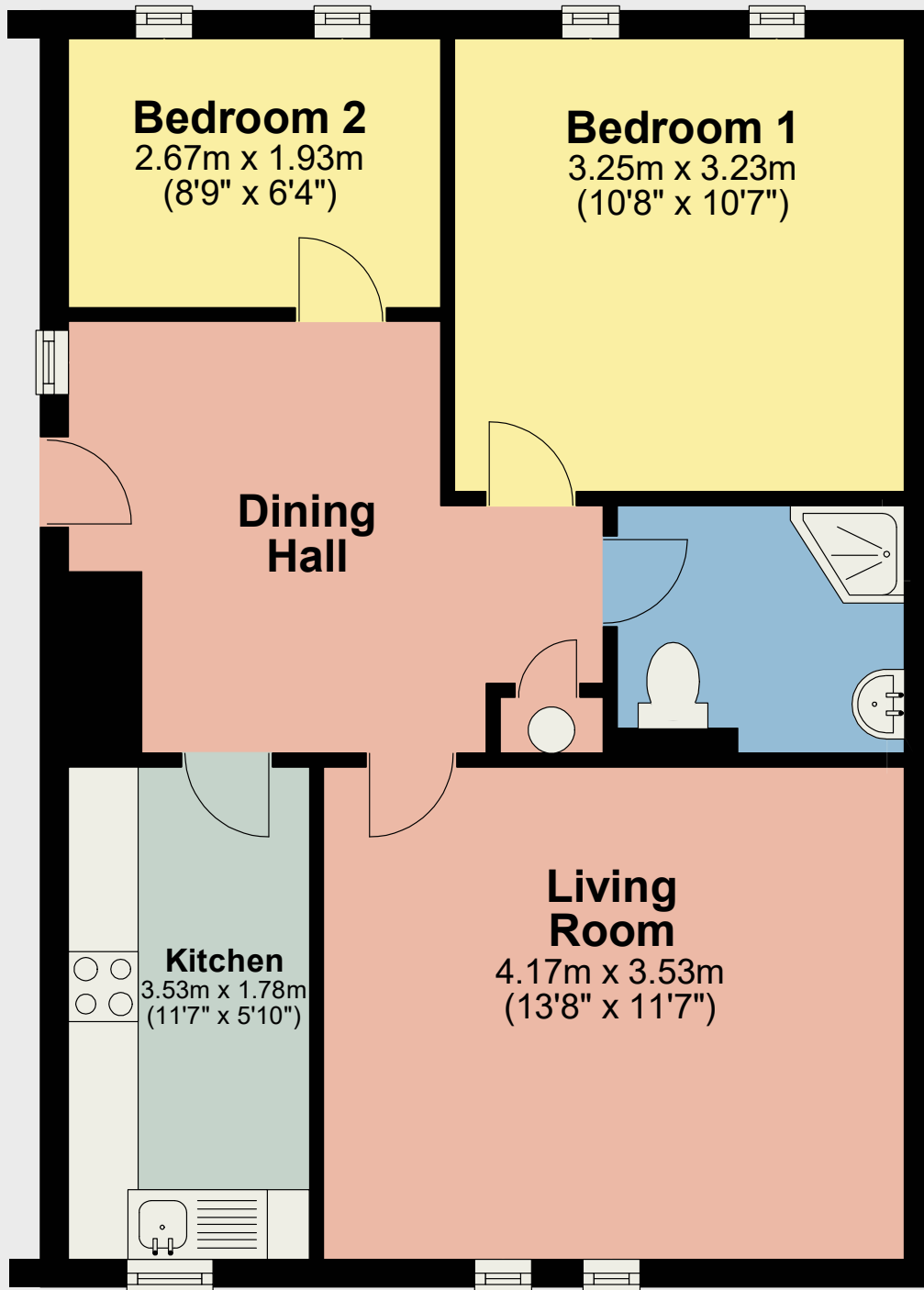
Ground Rent:- £50.00 per annum

Service Charge:- The current charge is £1320.00 per annum payable in 10 monthly instalments of £132.00 which covers the cost of: buildings insurance, gardening, electricity for communal areas, cleaning of some windows and communal areas, and general maintenance.

Viewing: Strictly by appointment with Hackney & Leigh. Kendal Office

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

Ground Floor



Total area: approx. 52.6 sq. metres (566.7 sq. feet)

For illustrative purposes only. Not to scale. REF: K6164

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.