



**HACKNEY
& LEIGH**
Sales



Kendal

£215,000

Flat 2
52 Stramongate
Kendal
Cumbria
LA9 4BD

A first floor apartment in the centre of the South Lakeland market town of Kendal, offering spacious living space in one of Francis Webster's Georgian buildings. The splendid 23' open plan living room and kitchen has an attractive marble fireplace and three sash windows with working shutters with aspect across to Kendal castle, the bedrooms are both doubles and the bathroom has its very own fireplace.

A home for permanent, retirement or holiday enjoyment with the ability to walk to the towns main amenities and also that all important private space to park your car. There is no upward chain and early possession is available.

Property Ref: K6172

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Splendid Open Plan Living Room with Kitchen



Bedroom 2

Description: This spacious first floor apartment has been imaginatively and sympathetically created in one of Kendal's renowned 'Webster' period properties. Starting life as a 'Ladies College' in 1815, 52 Stramongate has enjoyed a variety of owners and this first floor apartment now offers excellent two bedroom living space with period style and character that is ideal for permanent, retirement or holiday use.

Location: Situated in a convenient location fronting Stramongate and within easy walking distance of the town centre and the River Kent, together with the bus station and Kendal railway station being practically on the doorstep. Private parking is adjacent to the flat, just through the archway leading to College Mews.

The popular market town of Kendal known as the 'gateway to the Lakes' still has traditional open air markets on Wednesdays and Saturdays and 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.

Kendal is situated to the south of the Lake District, being six miles from junction 36 of the M6 motorway and only eight miles away from Windermere, 13 miles from Ambleside and 31 miles from Keswick

Accommodation with approximate dimensions:

Ground Floor from the courtyard a security door leads into a shared entrance hall with stairs to the first floor.

Private Entrance Hall with attractive polished wood flooring, two large storage cupboards, two radiators, downlights and coving to ceiling.

Open Plan Living Room & Fitted Kitchen 23' 6" x 13' 7" (7.16m x 4.14m) a spacious bright and airy room with three sash windows with original shutters. Splendid marble fireplace with tiled hearth and inset living flame gas fire. Coving to ceiling, downlights, radiator and polished wood flooring.

For a Viewing Call 01539 729711



Bedroom 1

The kitchen is fitted with a range of wall and base units with complementary work surfaces and breakfast bar, matching uplift and inset bowl and half stainless steel sink unit with mixer tap. A range of Neff appliances include; integrated fridge, freezer and dishwasher, built in double oven and four ring gas hob with stainless steel cooker hood and extractor over.

Bedroom 1 14' 5" x 10' 3" (4.39m x 3.12m) a large double room with sash window with window seat and aspect to the front. Feature original cast iron fireplace and radiator.

Bedroom 2 13' 9" x 11' 1" (4.19m x 3.38m) a good double room with two sash windows, one with window seat. Radiator and spotlights.

Bathroom 8' 11" x 7' 5" (2.72m x 2.26m) with attractive tiled floor and complementary part tiled walls. A three piece suite in white comprises; Jacuzzi bath with Hansgrohe shower over, wall-hung wash basin and WC. Downlights, sash window with original shutters, vertical towel radiator and original cast iron fireplace. Fitted cupboard with Vaillant gas boiler.

Outside: The apartment benefits from that all important allocated parking space located to the rear.

Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band C

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



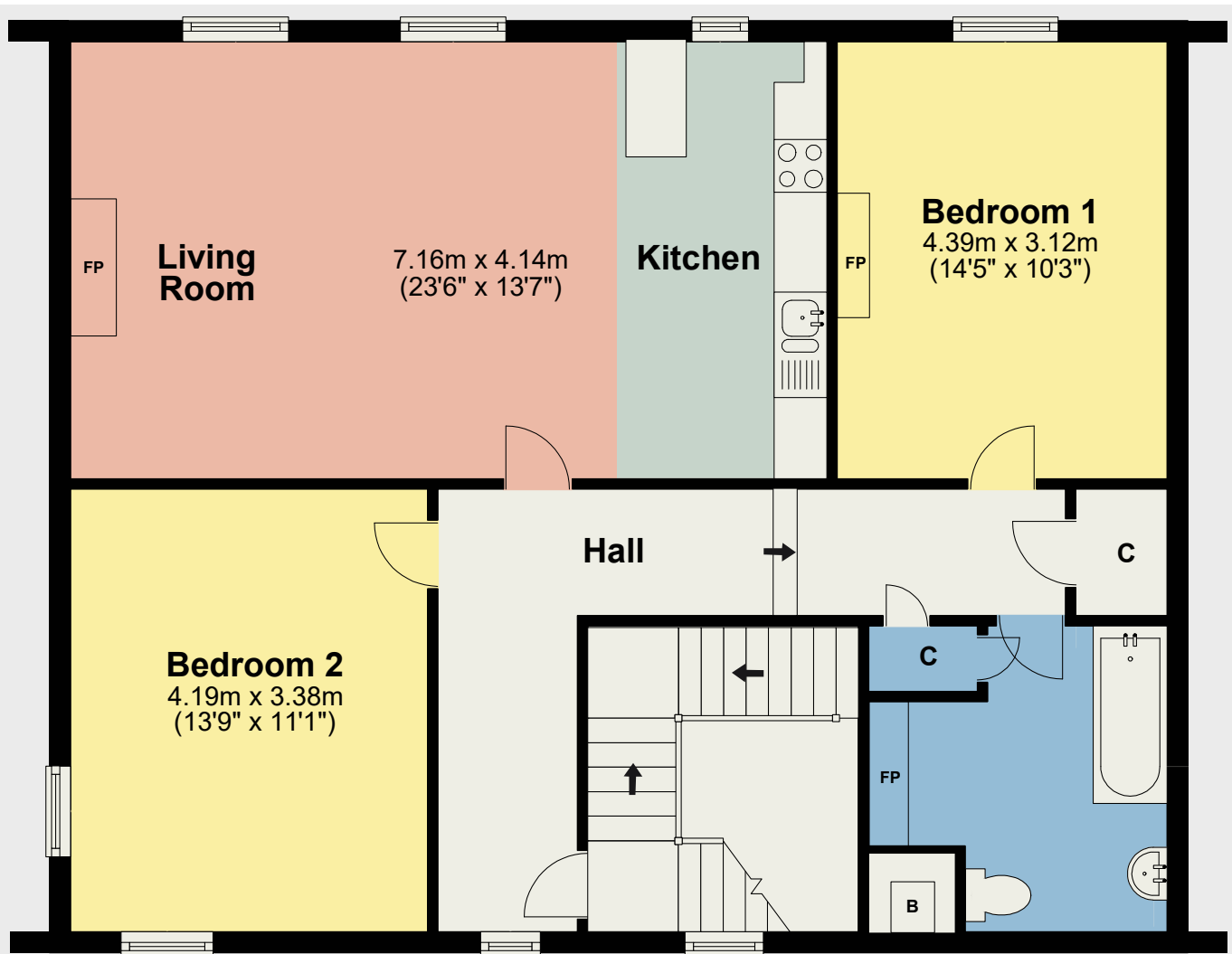
Bathroom

the 1 January 2005. We understand that the Freehold of the building belongs to the Management Company with the owners being shareholders in that Company.

Service Charge - the current annual service charge is £867 which includes buildings insurance and maintenance of communal areas.

Viewings: 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.



Total area: approx. 88.2 sq. metres (949.3 sq. feet)

For illustrative purposes only. Not to scale. REF: K6172

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