



6 Katherines Court, highgate, Kendal  
Asking Price £125,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## ACCOMMODATION

6 Katherines Court is a well proportioned second floor apartment situated in a central location convenient for the many amenities available both in and around the market town of Kendal. It is within level walking distance of the town centre and public transport services and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The accommodation, which requires updating cosmetically, briefly comprises an entrance hall with cloaks and storage cupboard, open plan kitchen, dining and living space, two bedrooms and a bathroom. The apartment has double glazing and electric heating.

There is an allocated parking space within the garage on the ground floor and a communal courtyard.

The apartment is offered for sale with no upper chain.

## ENTRANCE HALL

16' 9" max x 4' 8" max (5.13m x 1.44m)

Electric storage heater, built in cupboard, entry phone.

## KITCHEN, DINING AND LIVING SPACE

17' 6" max x 15' 3" max (5.35m x 4.67m)

Three double glazed windows, two electric storage heaters, base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge, plumbing for washing machine, tiled splashbacks, television point.

## BEDROOM

11' 1" x 7' 11" (3.39m x 2.43m)

Double glazed window, fitted wardrobes and drawers.

## BEDROOM

9' 4" x 8' 7" (2.86m x 2.62m)

Double glazed window, electric panel heater, fitted wardrobe, built in airing cupboard housing hot water cylinder.

## BATHROOM

6' 5" x 5' 11" (1.97m x 1.82m)

Wall mounted electric heater, heated towel rail, three piece suite comprises W.C. wash hand basin and bath with electric shower over, part tiling to walls, wall light.

## OUTSIDE

There is an allocated parking space in the garage on the ground floor which is accessed via Dowkers Lane. There is a generous communal courtyard at the entrance of the building with is accessed via both Highgate and Dowkers Lane.

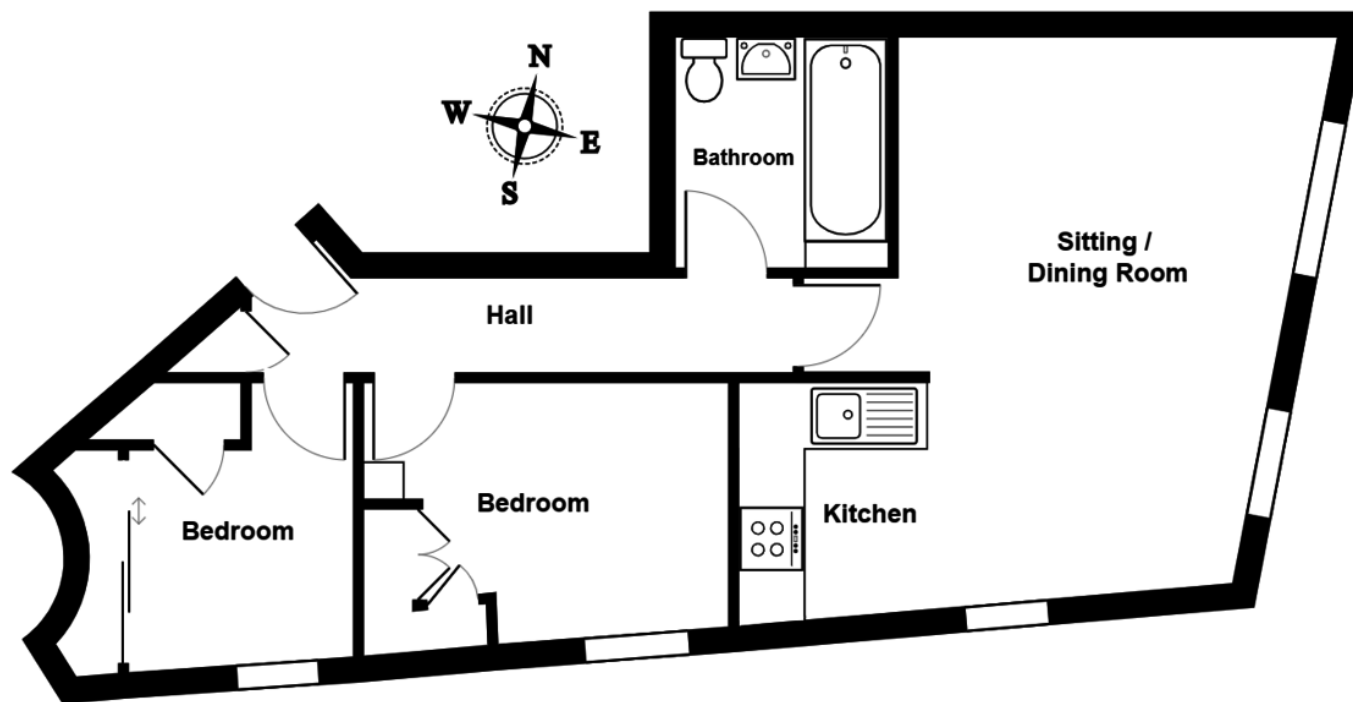
## SERVICES

Mains electricity, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





6 Katherine's Court Highgate, Kendal

Total Area: 47.7 m<sup>2</sup> ... 514 ft<sup>2</sup>

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

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#### Energy Performance Certificate



Flat 6 Katherine's Court, Dowkers Lane, KENDAL, LA0 4DN  
Dwelling type: Mid-floor flat Reference number: 9861-2679-7791-9691-5605  
Date of assessment: 11 November 2019 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 12 November 2019 Total floor area: 48 m<sup>2</sup>

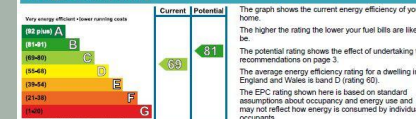
Use this document to:  
• Compare current ratings of properties to see which properties are more energy efficient  
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,995  
Over 3 years you could save: £ 717

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 256 over 3 years	£ 138 over 3 years	
Heating	£ 807 over 3 years	£ 690 over 3 years	
Hot Water	£ 930 over 3 years	£ 450 over 3 years	
Totals	£ 1,995	£ 1,278	You could save £ 717 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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase hot water cylinder insulation	£15 - £30	£ 126
2 Low energy lighting for all fixed outlets	£35	£ 67
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 504

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyservice.org.uk](http://www.simpleenergyservice.org.uk) or call freephone 0800 444262. The Green Deal may enable you to make your home warmer and cheaper to run.

#### DIRECTIONS

On foot from the Town Hall cross over Lowther Street on to Highgate. Proceed to turn left between Neil Mann Solicitors and Soutergare Gallery and Picture Framers and you will find the courtyard and the entrance to Katherine's Court. Alternatively by motor vehicle enter the one way system at Miller Bridge in the direction of the town centre, proceed through Kirkland and turn right in to Dowkers Lane. Katherine's Court is located on the left.