



3 Old Pharmacy Court, Highgate, Kendal
Asking Price £130,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

3 Old Pharmacy Court is a well presented, duplex apartment forming part of a period property centrally located within the market town of Kendal convenient for the town's many amenities and public transport services.

The well proportioned accommodation briefly comprises entrance hall, open plan kitchen, dining and living space with the kitchen benefiting from integrated appliances and a double bedroom with fitted wardrobes to the first level and a dressing room, double bedroom and bathroom to the second level. The apartment benefits from double glazing and gas central heating and is offered for sale with no upper chain.

3 Old Pharmacy Court would make an ideal first time buy, "lock up and leave" home or business investment.

ENTRANCE HALL

8' 0 max" x 7' 10 max" (2.44m x 2.39m)

Radiator, under stairs cupboard, entry phone.

KITCHEN, DINING AND LIVING SPACE

19' 0 max" x 13' 9 max" (5.79m x 4.19m)

Two double glazed sliding sash windows, two radiators, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, built in microwave, integrated fridge, freezer, dishwasher and washing machine, recessed spotlights, wall lights.

BEDROOM

12' 0 max" x 7' 11 max" (3.66m x 2.41m)

Double glazed sliding sash window, radiator, fitted wardrobes and shelving, built in cupboard.

LANDING

DRESSING ROOM

11' 6" x 8' 10" (3.52m x 2.70m)

Two double glazed Velux windows, radiator, telephone point.

BEDROOM

15' 11" x 9' 9" (4.87m x 2.98m)

Two double glazed Velux windows, radiator, two eaves stores.

BATHROOM

8' 0 max" x 7' 10 max" (2.44m x 2.39m)

Two double glazed windows, heated towel radiator, four piece suite in white comprises W.C. wash hand basin with tiled splash back, bath with tiled splash back and fully tiled shower cubicle with electric shower, recessed spotlights, extractor fan, shaver point.

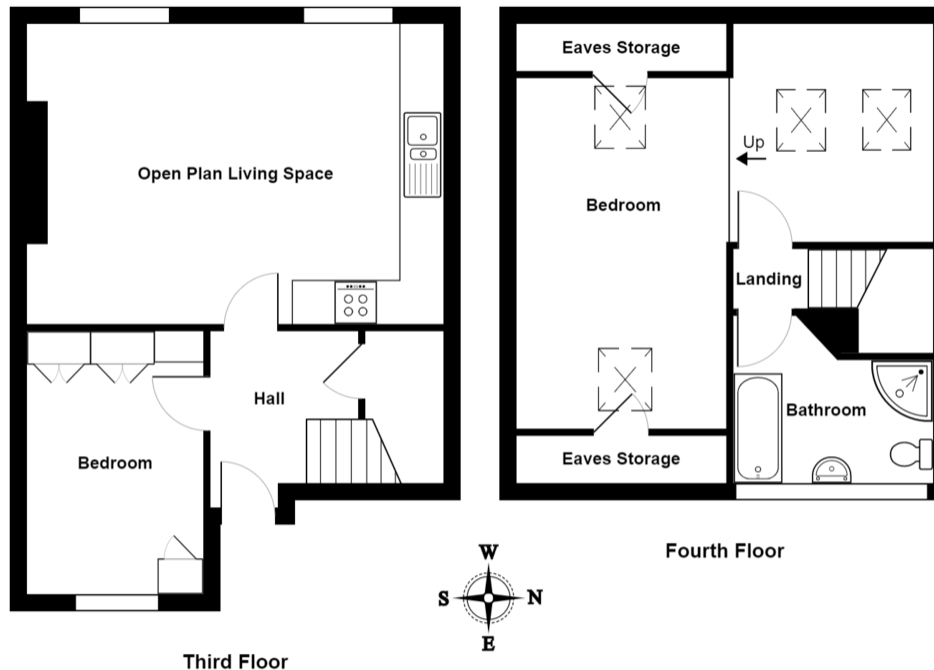
SERVICES

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

COUNCIL TAX BANDING

Currently Band B - as shown on the Valuation Office website.





3 The Old Pharmacy Court, Yard 43, Highgate, Kendal
 Total Area: 78.7 m² ... 847 ft²

Important Notice

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

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.

Energy Performance Certificate

3 Old Pharmacy Court, Yard 43, Highgate, KENDAL, LA9 4ED

Dwelling type: Top-floor maisonette Reference number: 8030-6223-4900-5516-4202
 Date of assessment: 06 July 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 July 2020 Total floor area: 80 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:	£ 2,994
Over 3 years you could save:	£ 1,395

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 2,463 over 3 years	£ 1,065 over 3 years	
Hot Water	£ 288 over 3 years	£ 291 over 3 years	
Totals	£ 2,994	£ 1,599	You could save £ 1,395 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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,395

To receive advice on what measures you can take to reduce your energy bills, visit www.energycouncil.org.uk or call freephone 0800 444302. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

On foot from Kendal Town Hall, cross at the traffic lights at the entrance to Lowther Street and turn left immediately after the Turkish Barbers, marked Yard 43, to find the entrance to Old Pharmacy Court.

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Kendal Office 112 Stricklandgate Kendal T. 01539 815700 E.kendal@thwestestateagents.co.uk	Windermere Office 25b Crescent Road Windermere T. 015394 47825 E.windermere@thwestestateagents.co.uk	Grange-over-Sands Office Palace Buildings Grange-over-Sands T. 015395 33335 E.grange@thwestestateagents.co.uk	Kirkby Lonsdale Office 29 Main Street Kirkby Lonsdale T. 015242 71999 E.kirkby@thwestestateagents.co.uk
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