



Apt 36, Kentgate Place Beeson Road, Kendal
£395,000





Apartment 36

Kentgate Place Beeson Road, Kendal

An impressive well proportioned luxury penthouse apartment boasting outstanding panoramic views due to its end position covering both the third and fourth floor of the award winning Kentgate Place development built by renowned local builders Russell Armer Limited. The development is 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 apartment has been finished to a high standard with modern fittings and fixtures throughout. The triple aspect sitting/dining room offers direct access to the south facing balcony enjoying the beautiful river views and the far reaching views across the town towards Kendal Castle, the Heights and Kendal golf course. There is a spiral staircase which leads from the sitting/dining room to the breathtaking luxury triple aspect home office boasting superb views. The excellent modern fitted kitchen offers a built in oven and hob and integrated appliances which include a double fridge, double freezer and a dishwasher. There are three double bedrooms, with one having an en suite shower room, and a three piece bathroom. The apartment benefits from double glazing and electric heating and is offered for sale with no upper chain.

Complementing the accommodation is an allocated secure private parking bay with space for two vehicles.

The penthouse has an intercom entry system and is serviced by a communal lift.

Council Tax band: E



ENTRANCE HALL

19' 9" x 12' 4" (6.03m x 3.75m)

Electric panel heater, built in airing cupboard housing hot water cylinder, built in storage cupboard, loft access, entry phone.

SITTING/DINING ROOM

21' 9" x 20' 1" (6.62m x 6.13m)

Double glazed door to balcony, double glazed windows, two electric panel heaters, recessed spotlights, wall lights, spiral staircase access to luxury home office.

KITCHEN

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window, electric panel heater, excellent range of fitted units, stainless steel sink, built in oven, electric hob with extractor hood over, two integrated fridges and freezers, integrated dishwasher, cupboard housing plumbing for washing machine and space for tumble dryer, recessed spotlights, tiled splashbacks.

BEDROOM

17' 10" x 11' 9" (5.44m x 3.57m)

Double glazed window, electric panel heater.

EN SUITE

10' 9" x 5' 8" (3.28m x 1.73m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitting, fitted mirrors, fitted mirrored wall unit, recessed spotlights, extractor fan, shaver point, tiling to walls and floor.

BEDROOM

14' 8" x 9' 7" (4.46m x 2.91m)

Double glazed window, electric panel heater.

BEDROOM

10' 5" x 9' 6" (3.18m x 2.90m)

Double glazed window, electric panel heater.

BATHROOM

9' 5" x 6' 8" (2.87m x 2.03m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and bath with mixer shower, recessed spotlights, extractor fan, fitted mirrors, partial tiling to walls, tiled flooring.





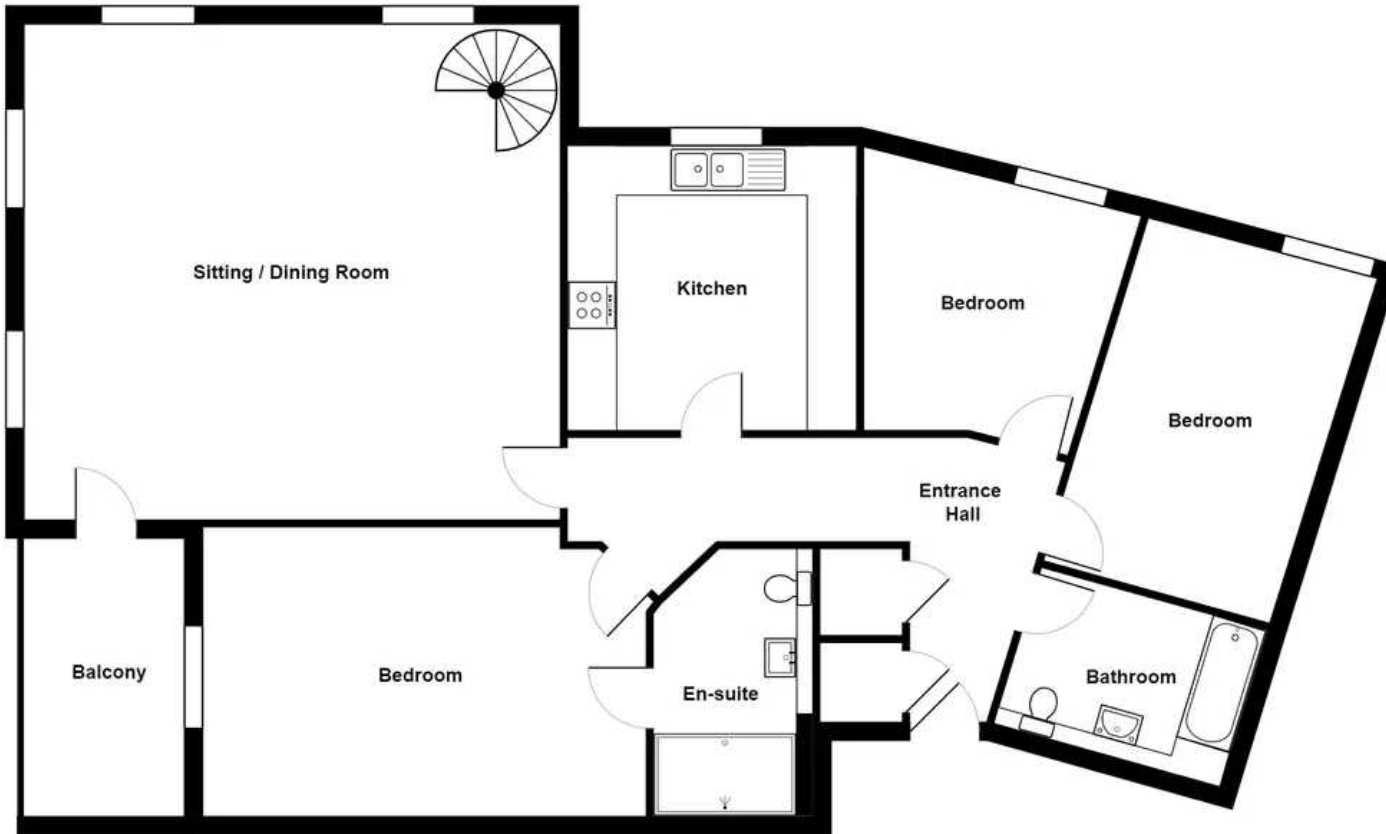
BALCONY

SECURE GATED

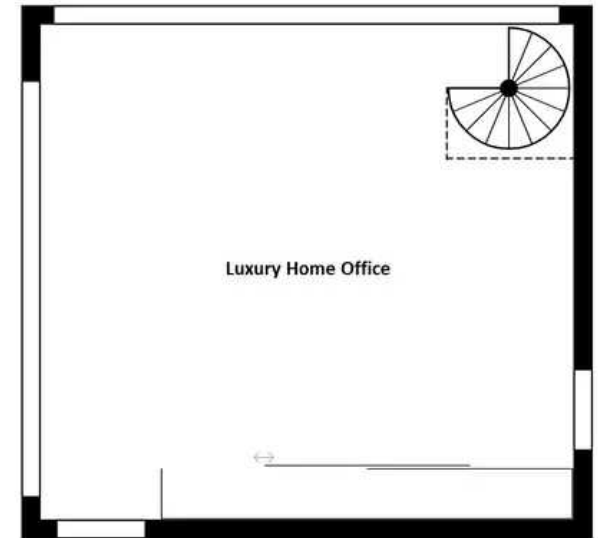
2 Parking Spaces

Secure, undercover parking for two vehicles

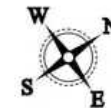




Third Floor



Fourth Floor



36 Kentgate Place, Beezon Road, Kendal

Total Area: 165.0 m² ... 1776 ft² (excluding balcony)

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