



Flat 6, Highgrove Bankfield, Kendal

Guide Price £270,000



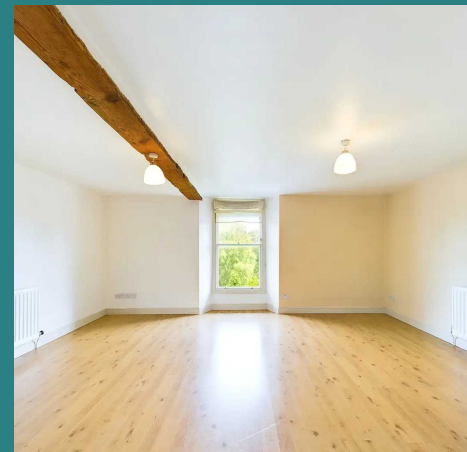
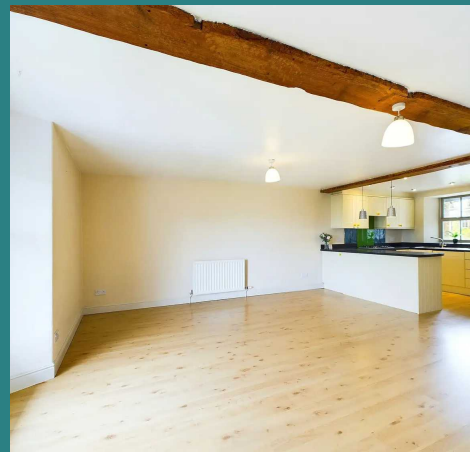


Flat 6

Highgrove Bankfield, Kendal

Set within a desirable location, this charming 2-bedroom apartment spans the second floor of the building and is spread across two floors, offering a spacious living environment. The property comprises two bedrooms, a well-proportioned open-plan living room with a kitchen area, a bathroom, and an additional WC for added convenience. Residents will also benefit from access to the maintained communal gardens and a residents parking area. With the added bonus of a useful attic room and lovely views, this property is sure to impress. Outside, the property boasts well-maintained communal gardens creating a picturesque setting. A winding driveway leads through the grounds, providing a pleasant approach to the building. This apartment is truly a hidden gem within walking distance of Kendal's amenities. Do not miss the opportunity to call this delightful property your new home.

From the town hall in the centre of town, take the road opposite, Allhallows Lane, and up the hill of Beast Banks. Continue onto Greenside, and the property is located on the left-hand side. Alternatively, from Beast Banks, bear left onto Bankfield Road, then immediately right onto Brigsteer Road. There is a private entrance on the right; follow the drive along, bearing right into the parking area.



Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ENTRANCE TO THE FLAT

The apartment is accessible by walking across the covered walkway, through the communal entrance, and up the stairs.

ENTRANCE

The entrance door to the apartment opens to the hallway.

HALLWAY

18' 0" x 3' 9" (5.49m x 1.14m)

Doors open to the living room/kitchen, the bathroom and bedroom two. There is a radiator and stairs rising to the first floor landing.

BEDROOM TWO

14' 0" x 9' 1" (4.27m x 2.77m)

To the front of the building, this bedroom has a radiator and a timber double-glazed sash window with secondary double glazing.

BATHROOM

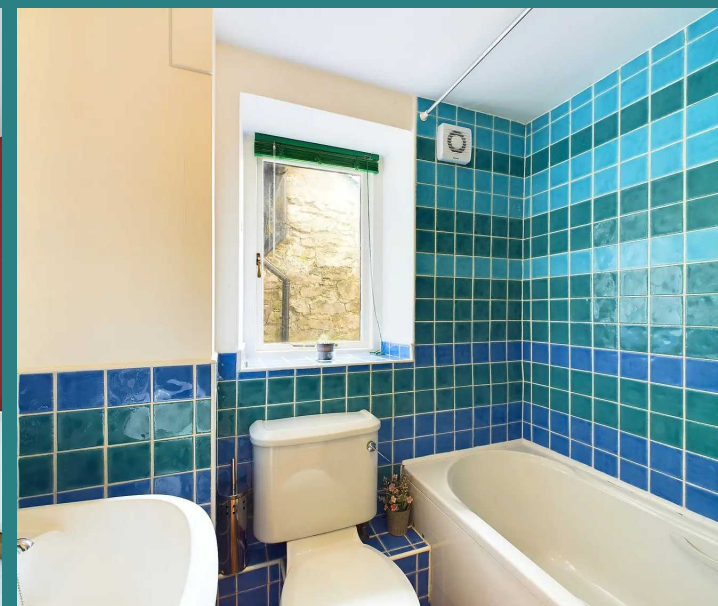
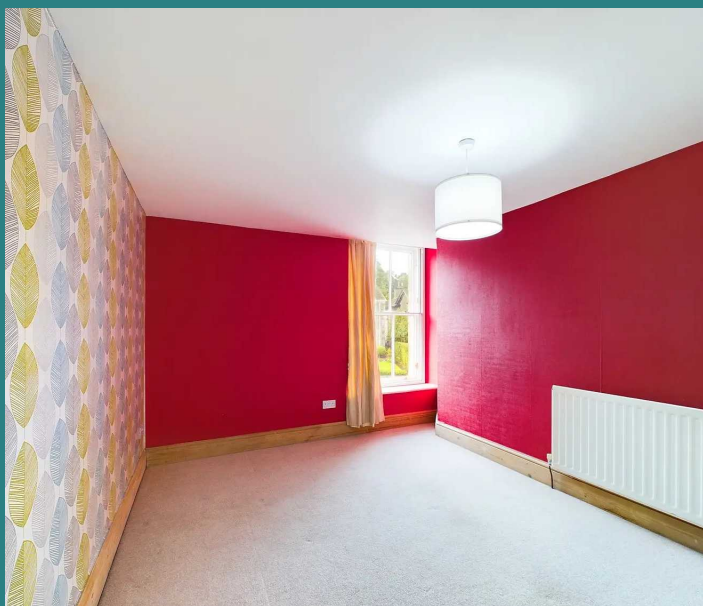
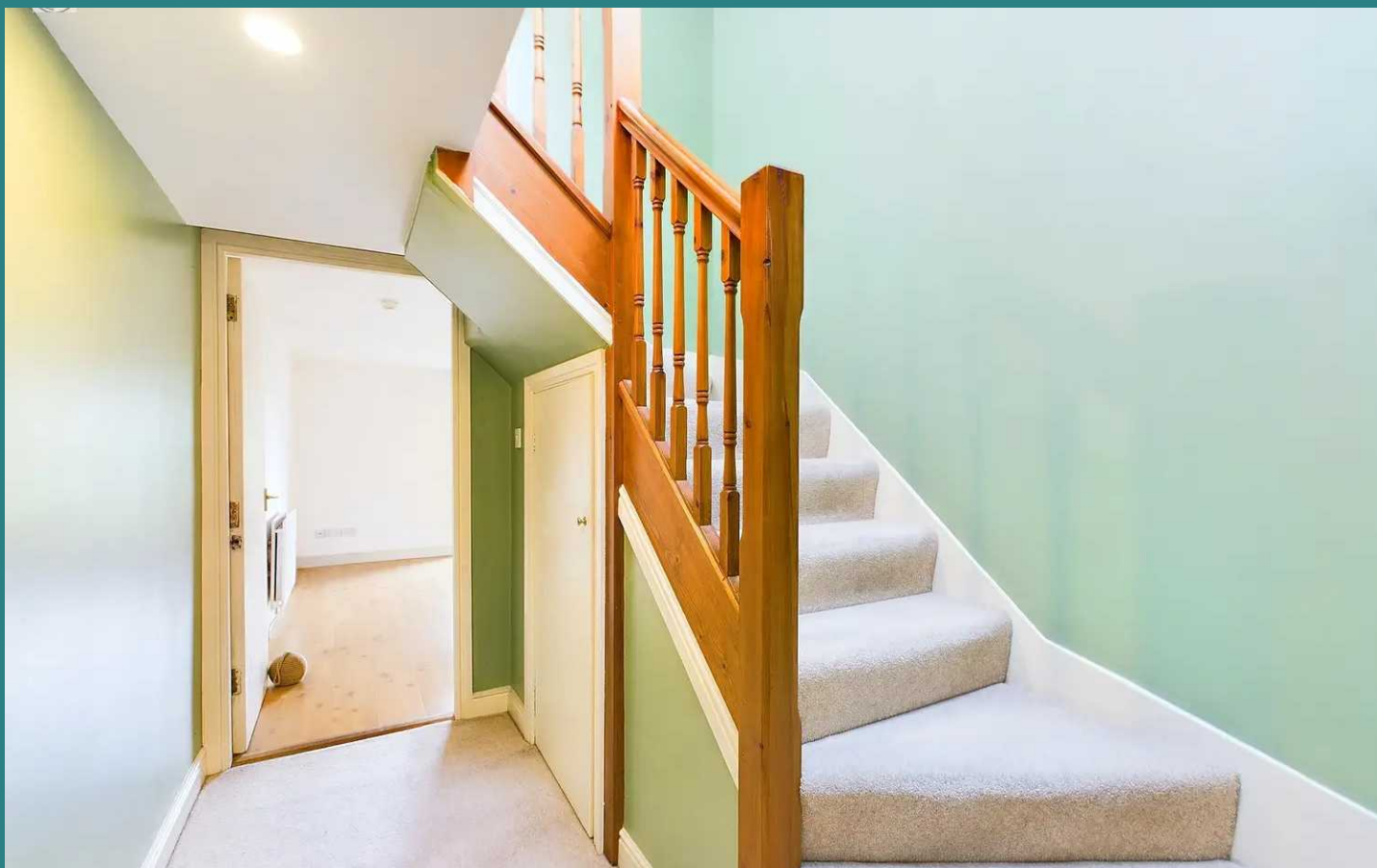
6' 0" x 5' 6" (1.83m x 1.68m)

The suite comprises a panel bath with shower over, a pedestal wash hand basin, and WC. There is a radiator and a timber double-glazed window.

LIVING ROOM/KITCHEN

24' 0" x 16' 8" (7.32m x 5.08m)

The good-sized living room has two radiators and two timber double-glazed sash windows overlooking the garden. The kitchen area has a range of fitted storage units with a complementary worktop, a built-in oven, a four-burner hob, a glass splashback, and an extractor hood. There is a stainless steel sink, space with plumbing for a washing machine, and space for an upright fridge/freezer and a radiator.





FIRST FLOOR LANDING

The landing has a velux window, steps up to bedroom one, and a door to the good-sized loft/storage space.

BEDROOM ONE

18' 0" x 11' 3" (5.49m x 3.43m)

This room has a sloping ceiling, two velux windows, a radiator, timber doors opening to storage areas, and a double door opening to a shelved cupboard. There is a door to the en-suite.

EN-SUITE

5' 0" x 4' 9" (1.52m x 1.45m)

The suite comprises a pedestal wash hand basin, a WC, and a bidet. There is also a chrome ladder radiator and a Velux window.

LOFT/STORAGE SPACE

19' 0" x 16' 8" (5.79m x 5.08m)

This room has exposed beams and trusses; there is a wall-mounted Worcester boiler, two radiators and a velux window.

GARDEN

There are well-maintained communal gardens with a winding driveway and an abundance of mature shrubs and trees. There is a paved patio seating area, as well as a communal timber storage shed and two communal drying areas. Flat 6 has a private timber storage shed.

PARKING

There is a residents parking area in the Highgrove private garden. Also, two permits are available for on street parking in Zone C. There is currently no charge for these.



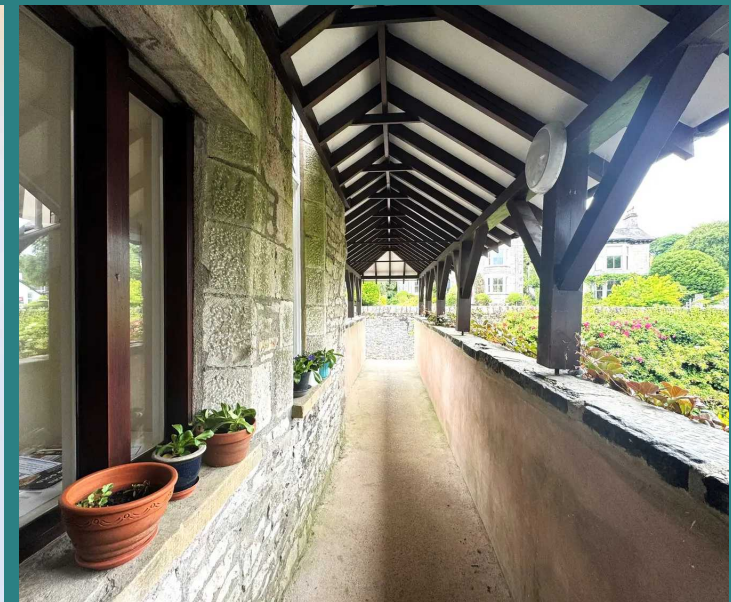
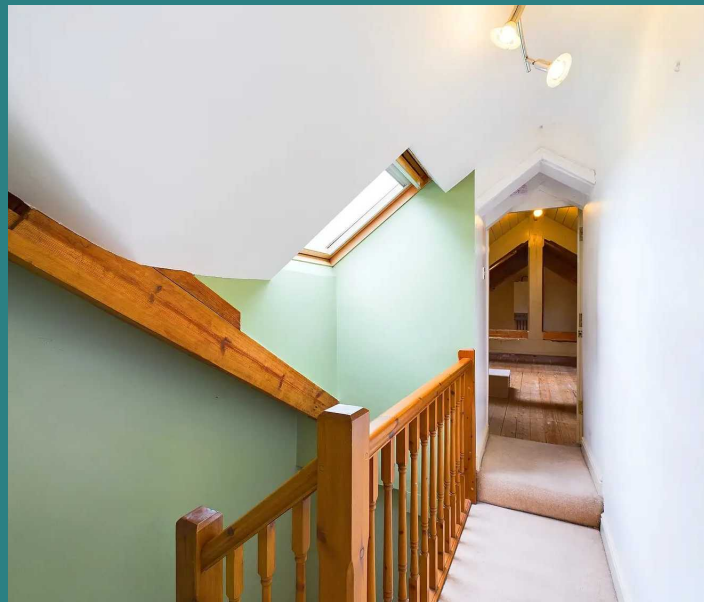
SERVICES: electric, gas, mains water and drainage, broadband currently FTTC fibre to the cabinet, but we are advised FTTP fibre to the premises is pending.

TENURE: Leasehold - Term of lease is 999 years from 1st April 1989 The current service charge is £1,300 per annum which includes buildings insurance, external maintenance, gardener, external lighting, etc.

The ground rent is £0 p.a. as the freehold is jointly owned by the 6 flats within the block.

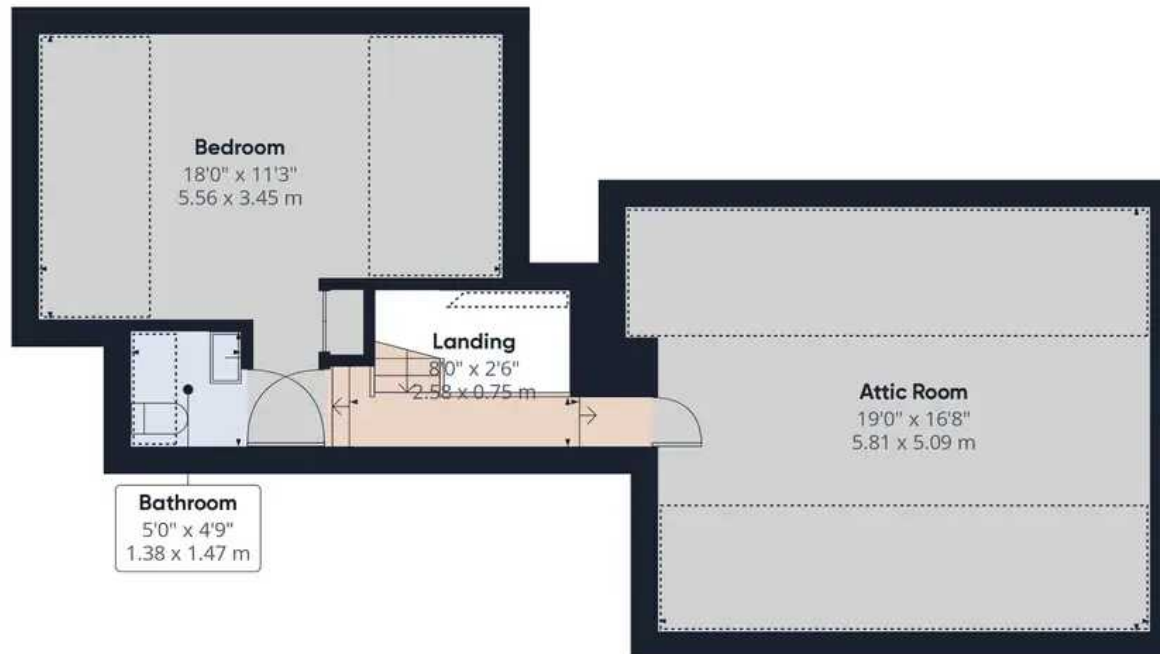
The six owners of the flats owns the freehold and have one sixth equal share.

Restricted to single private residence only, no holiday lets permitted.





Ground Floor



Floor 1



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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