



# Kendal

£215,000

1 Printers Croft, Entry Lane, Kendal, Cumbria, LA9 4DJ

1 Printers Croft is a first-floor apartment perfectly positioned right at the heart of Kendal, mere steps away from the town's plentiful amenities. This thoughtfully arranged and generously proportioned accommodation features two double bedrooms, one with an ensuite shower room, along with a bathroom and an open-plan living room and a fitted kitchen.

This property will appeal to a wide range of purchasers ranging from first time buyers, someone looking for a lock up and leave or perhaps an investor looking for their next opportunity for a buy-to-let property. Additionally, there is a private and secure undercover parking space, lifts servicing all floors, and a telephone/video security entry system. With no upward chain, scheduling an early viewing appointment is strongly recommended.

## Quick Overview

- Superb town centre apartment
- Open plan living room & fitted kitchen
- Two double bedrooms
- En-suite shower room & bathroom
- Views overlooking Wainrights Yard
- Private under cover parking space
- Lifts to all floors
- Excellent opportunity for an investment
- Will appeal to a wide range of purchasers
- No upward chain - Early viewing highly recommended!



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Open Reach  
Superfast  
available



Private covered  
parking

Property Reference: K6813



Lounge kitchen



Dining area



Kitchen



Bedroom 1

**Location:** Printers Croft is an attractive residential development situated near the centre of the South Lakeland market town of Kendal. Vehicle access to the apartment can be found by way of the main high street, by turning right into Lowther Street by the Town Hall and following the road down and round keeping left. At the traffic lights with the junction with Sandes Avenue keep left, and taking the next left onto Stricklandgate. Follow the road along bearing right onto Library Road, continue up and round, again keeping left and then first right and then the under cover parking for Printers Croft can be seen straight ahead.

**Property Overview:** A superb first-floor apartment featuring two bedrooms, perfectly located right on the doorstep of the town centre and nestled in one of Kendal's infamous yards. It's just a brief walk from all the amenities the town boasts, with Booths supermarket serving as the local corner shop.

Entering Printers Croft via the shared entrance hall, there is a lift and a staircase to take you to the second floor. As you enter number 1, you are greeted by a spacious private entrance hall with telephone/video entry system and an airing cupboard with pressurised water tank and shelving.

The spacious open-plan living room boasts double-glazed doors that open onto a balcony rail, offering views of Wainwrights Yard.

The kitchen is equipped with a range of wall, base and drawer units complemented by coordinating work surfaces and an inset stainless steel bowl and half sink. Kitchen appliances comprise a built-in oven, a four-ring induction hob with a cooker hood and extractor above, an integrated undercounter fridge and separate freezer. There is also plumbing for a washing machine.

Bedroom one is a good-sized double with a window overlooking Wainwrights Yard. The en-suite shower room includes attractive tiled walls and complementary tiled flooring. A three piece suite comprising: tiled shower cubicle with shower, wash hand basin and W.C.

Bedroom two is again another good double room overlooking Wainwrights Yard.

Completing the picture is the bathroom. Featuring a three piece suite comprising: a panel bath with shower over, wash hand basin and WC. Attractive tiled walls and complementary tiled floor.

#### Accommodation with approximate dimensions

Shared Entrance Hall

Entrance Hall

Open Plan Kitchen/Lounge/Diner  
22' 6" x 16' 9" (6.87m x 5.12m)

Bedroom One  
11' 3" x 10' 1" (3.44m x 3.08m)

En-Suite Shower Room

Bedroom Two

10' 7" x 9' 8" (3.23m x 2.97m)

#### Bathroom

7' 9" x 7' 5" (2.38m x 2.27m)

**Outside:** Private and secure undercover parking space with direct lift to all floors.

**Tenure:** Leasehold - 999 year lease from December 2004.

Service Charge - £1,600.00 per annum. This amount covers the cost of buildings insurance, cleaning, heating and lighting of the common parts, fire equipment, lift maintenance and ground rent.

**Council Tax Band:** Westmorland and Furness Council - Band C

**Services:** Mains water, mains electricity, mains drainage

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

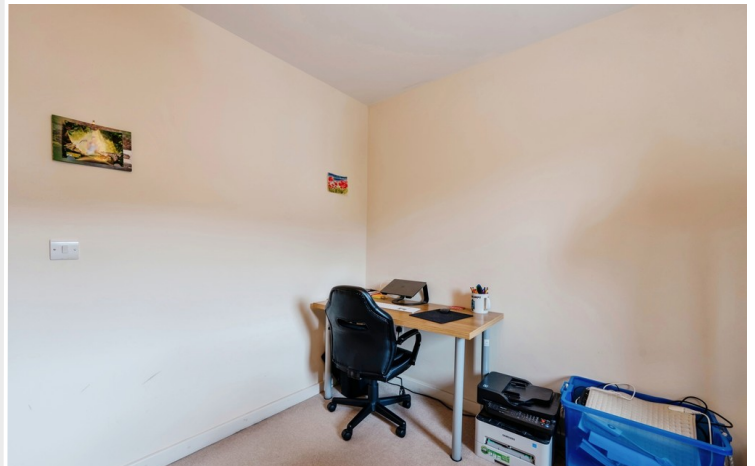
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#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



En Suite Shower Room



Bedroom 2

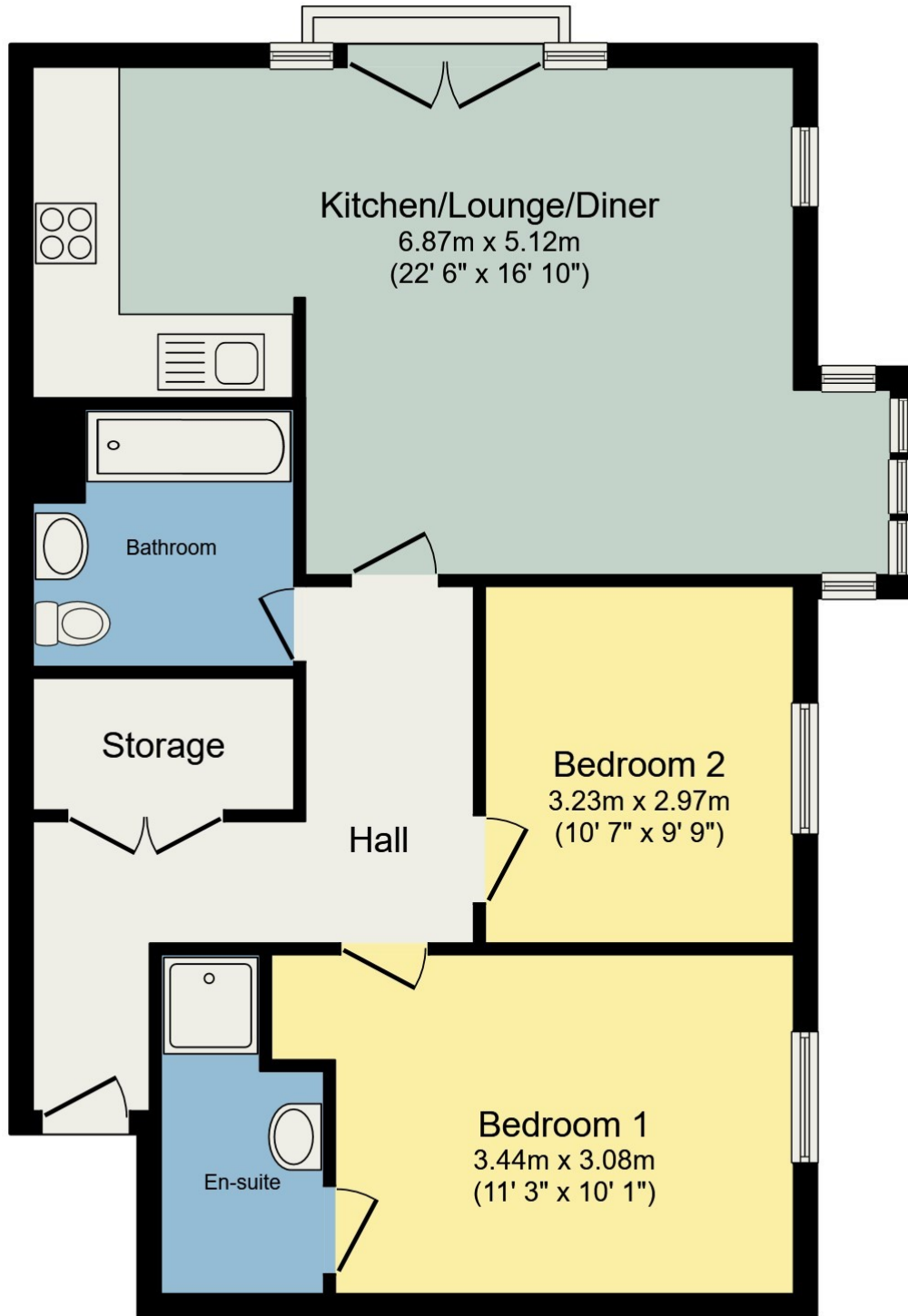


Bathroom



View

Entry Lane, Kendal



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