



HACKNEY
& LEIGH

Kendal

£175,000

Flat 4, 115 Highgate, Kendal, Cumbria, LA9 4EN

Flat 4, 115 Highgate is situated within the Georgian Odd Fellow Halls, which has been converted into five apartments within Kendal Town Centre. The popular market town of Kendal, known as the 'Gateway to the Lakes,' still hosts traditional markets on Wednesdays and Saturdays and offers a library, supermarkets, churches, banks and medical practices, along with specialist artisan providers and independent traders. A leisure centre with a swimming pool is located on the outskirts of the town, while The Brewery Arts Centre, a renowned venue for theatre, cinema, music and cultural events, is at the heart of Kendal's arts scene.

Quick Overview

Second Floor Apartment
Open plan living room & Kitchen
Balcony with stunning views
Two bedrooms
Ensuite shower room & bathroom
Located in Kendal Town Centre
Gas central heating
Double Glazing
Permit parking can be found close by
Ultrafast Broadband available



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Ultrafast
available



Permit parking
available

Property Reference: K7027



Hallway



Living space



Living space



Kitchen

The apartment enjoys open-plan living space with a vaulted ceiling and exposed beams. A balcony offers stunning views of Kendal Castle, Benson Knott, and the distant fells. The property benefits from gas central heating and double glazing, ensuring comfort throughout the year.

Upon entering, the spacious hallway provides useful storage space for coats, clothes, and shoes, along with a telephone entry system.

The spacious open-plan living area features a patio door leading to the balcony, allowing plenty of natural light and offering breathtaking panoramic views. The kitchen is fitted with wall and base units, work surfaces with an inset sink and drainer and coordinating part-tiled walls and flooring. Integrated appliances include an oven, four-ring gas hob with a stainless steel extractor, a dishwasher, and a fridge/freezer.

Bedroom one is a double room with a window and benefits from an ensuite shower room. Comprising; a shower cubicle, WC and wash hand basin. Finished with part-tiled walls, a tiled floor, a radiator and an extractor fan. The second bedroom is a single room with a window.

The bathroom features a three-piece suite including; a panel bath with a shower over, a wash hand basin and a WC. Finished with part-tiled walls, a tiled floor, a window and a radiator.

Kendal is located to the south of the Lake District, just six miles from Junction 36 of the M6 motorway and only eight miles from Windermere, 13 miles from Ambleside, and 31 miles from Keswick, making it an excellent location for commuters and visitors alike. So whether you are looking for a permanent residence or a holiday home, this property could be the perfect choice. Call now for more details or to arrange a viewing.

Accommodation with approximate dimensions:

Communal entrance Hall

Second Floor

Private Entrance Hall

Open Plan Living Room & Kitchen

19' 0" x 12' 9" (5.81m x 3.90m)

Bedroom One

9' 2" x 8' 11" (2.81m x 2.72m)

Ensuite Shower Room

Bedroom Two

8' 11" x 6' 10" (2.73m x 2.09m)

Bathroom

Parking: Permit Parking

Property Information:

Tenure Leasehold - Held on balance of 995 year lease from 2006.

Service Charge - £110.00 payable monthly to Oddfellows Hall Management Company Ltd to include heating, lighting and cleaning of communal areas, buildings insurance and a sinking fund.

Ground Rent - None payable

Council Tax: Westmorland and Furness Council - Band B

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///trader.regard.zones](http://trader.regard.zones)

The property is situated on Highgate bank opposite the Barbers and accessed through the double brown doors within yard past The Exchange dress store.

Vendors thoughts "A hidden gem - charming, peaceful and just right. We were so lucky to find this place; it truly feels like home"

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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).



Bedroom One



Bedroom One



Bedroom Two

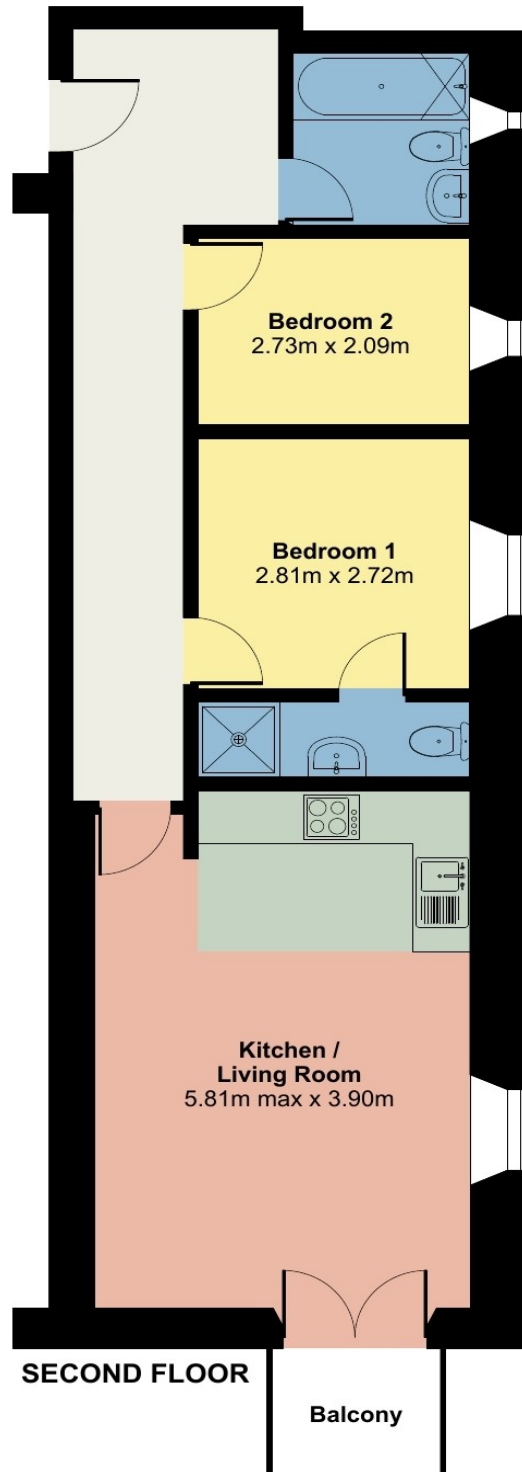


Bathroom

Highgate, Kendal, LA9

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1248154

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