



## Kendal

£135,000

26 Castle Green Lane, Kendal, Cumbria , LA9 6BB

Discover the perfect blend of comfort and convenience in this one-bedroom ground floor apartment, ideally situated on the sought-after Castle Green Lane in Kendal. As you step through the welcoming entrance porch, you are greeted by a spacious lounge. The living room serves as the heart of the home, providing ample space for both entertaining and unwinding after a long day. Its inviting atmosphere is perfect for cosy evenings in.

### Quick Overview

Ground floor apartment  
One bedroomed  
Fitted kitchen  
Cosy living space  
No upward chain  
Bathroom  
Off road parking  
Ultrafast Broadband\*



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Ultrafast



Off Road  
Parking

Property Reference: K6996





Living Room



Kitchen



Kitchen



Bedroom

The well-appointed bedroom, featuring a shelved window that invites natural light to flood the room, creating a warm and inviting ambiance. The property also boasts an airing cupboard, housing the hot water cylinder, ensuring your storage needs are well catered for.

The kitchen is a practical space, equipped with modern amenities including a Lamona oven, a four-ring electric hob, a stainless steel sink, and an efficient extractor fan. Also having plumbing for a washer/dryer.

Completing the accommodation is a well-maintained bathroom, comprising of a panelled bath with shower over, wc, wash basin and heated towel rail.

Outside, the apartment benefits from its enviable location on Castle Green Lane, providing easy access to Kendal's array of shops, cafes, and cultural attractions. Whether you are looking to explore the picturesque Lake District or enjoy the local amenities, this apartment offers the perfect base.

Ideal for first-time buyers, downsizers, or investors, this charming apartment is a rare find in a highly desirable location. Don't miss the opportunity to make this delightful property your own. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:  
Entrance Porch

Living Room

Kitchen

Bedroom

Airing Cupboard

Bathroom

Property Information:

**Parking:** Off Road parking spaces for two vehicles.

**Tenure:** Please note that the lease will be complied upon completion of the sale of 26 Castle Green Lane.

Leasehold - 999 years from completion.

Service charge - For the years 2025 - 2028 the service charge is £763.53 to include grounds maintenance, maintenance of drives, gutter cleaning, roof inspection, window cleaning and gritting.

Ground Rent - Peppercorn.

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

Heating is by way of a oil fired system.

**Council Tax:** Westmorland and Furness Council - Band A.

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

**What3words & Location:** ///shovels.rang.hoping

Situated in an elevated position fronting Castle Green Lane the property can be found from Kendal Town Centre, by proceeding along Sandes Avenue and Station Road taking the turning into Wildman Street and the first left onto Castle Street. Follow the road up proceeding under the railway bridge, continue along and pass the turning for Oak Tree Road on your left, take the next right into Castle Green Lane just after the bus shelter, then you will find the property immediately on your right.

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

**Agents Note:** We are advised that the property has an unregistered title and the lease to be drawn up buyers need to be made aware that the conveyance may take longer to reach completion.

#### **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).



Bedroom



Bedroom



Bathroom



Side Elevation

## 26 Mint Dale, Kendal, LA9

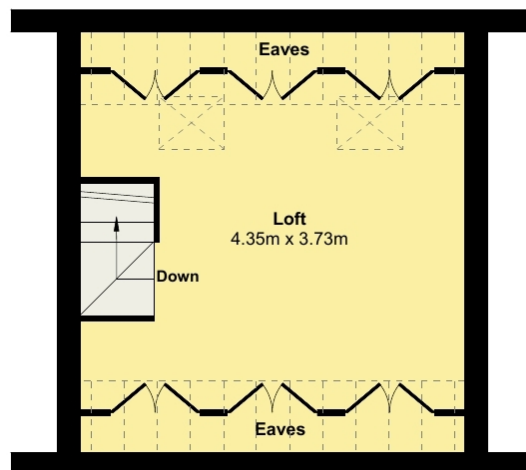
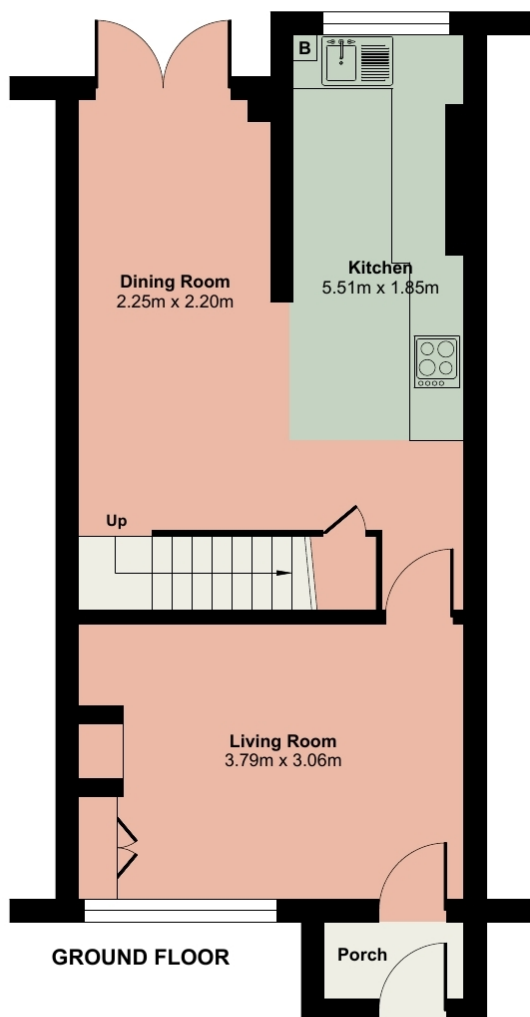
Approximate Area = 923 sq ft / 85.7 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

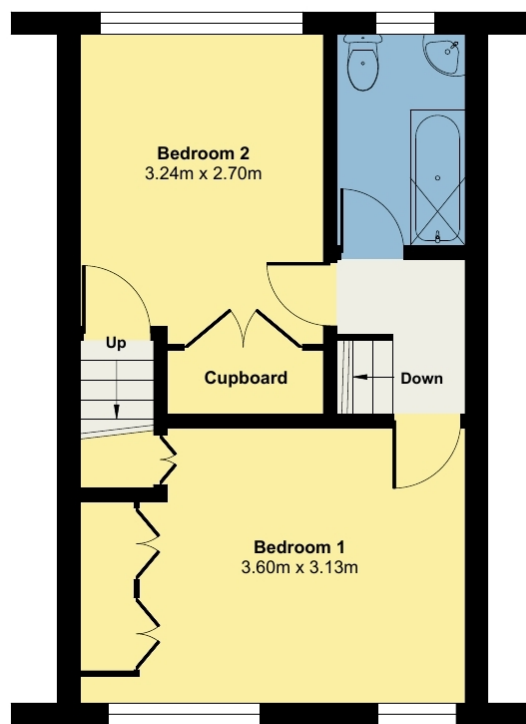
Total = 997 sq ft / 92.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



SECOND FLOOR



FIRST FLOOR



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: 1276042

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Request a Viewing Online or Call 01539 729711