



Kendal

£125,000

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

25 Castle Green Lane is a well presented one bedroom ground floor apartment, ideally situated on the sought-after Castle Green Lane in Kendal. Offering an easy-to-manage layout, this property is perfect for first-time buyers, downsizers or investors looking for a promising opportunity. With no upward chain, an early viewing is highly recommended.

Step into the entrance porch with its tiled floor, leading you into the open plan living area.

Quick Overview

- Ground floor apartment
- Off road parking
- Easy to manage layout
- Open plan living area
- Double bedroom
- Three piece bathroom suite
- Convenient location
- Early viewing recommended!
- No upward chain
- Ultrafast Broadband speed*



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Ultrafast
Broadband



Parking For One
Vehicle

Property Reference: K7107



Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

The living room is an inviting space, featuring a window with a deep sill that offers a pleasant aspect to the front. A feature fireplace with an electric coal effect fire, tiled inset and wooden surround adds a cosy touch. The adjoining kitchen is well-equipped with a range of wall and base units, complemented by work surfaces, a breakfast bar and an inset sink with half drainer. The kitchen includes; an integrated Lamona oven, a four-ring electric hob with a concealed extractor, space for an under-counter fridge and freezer and plumbing for a washing machine.

The hallway provides access to a useful cupboard with a hot water cylinder and shelving, leading to the bedroom and bathroom.

The bedroom is a comfortable double with a window with an aspect to the front.

The bathroom comprising a three piece suite including; a panel bath with a shower over, a wash hand basin and a WC. Additional features include a heated towel rail and an extractor fan.

Outside, the apartment benefits from off-road parking and its enviable location on Castle Green Lane, providing easy access to Kendal's shops, cafes and cultural attractions. Whether you're exploring the picturesque Lake District or enjoying local amenities, this apartment offers the perfect base.

Don't miss the chance to make this apartment your own. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Open plan living room/kitchen

18' 9" x 13' 3" (5.72m x 4.04m)

Hallway

Bedroom

9' 9" x 9' 1" (2.98m x 2.77m)

Bathroom

Parking:

Parking for one vehicle to the front of the property.

Property Information:

Tenure:

Please note that the lease will be complied upon completion of the sale of 25 Castle Green Lane.

Leasehold - 999 years from completion.

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Service charge - The service charge is £763.53 to include grounds maintenance, maintenance of drives, gutter cleaning, roof inspection, window cleaning and gritting. This is reviewed on an annual basis.

Ground Rent - Peppercorn.

Services:

Mains drainage, mains water and mains electricity having electric heating.

Energy Performance Certificate:

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

What3words & Location:

///leader.deck.pepper

Situated, 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 number the second property in on your right hand side.

Viewing:

Strictly by appointment with Hackney & Leigh.

Council Tax:

Westmorland and Furness Council Tax - Band A

Material Information:

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



Kitchen



Bedroom



Bedroom

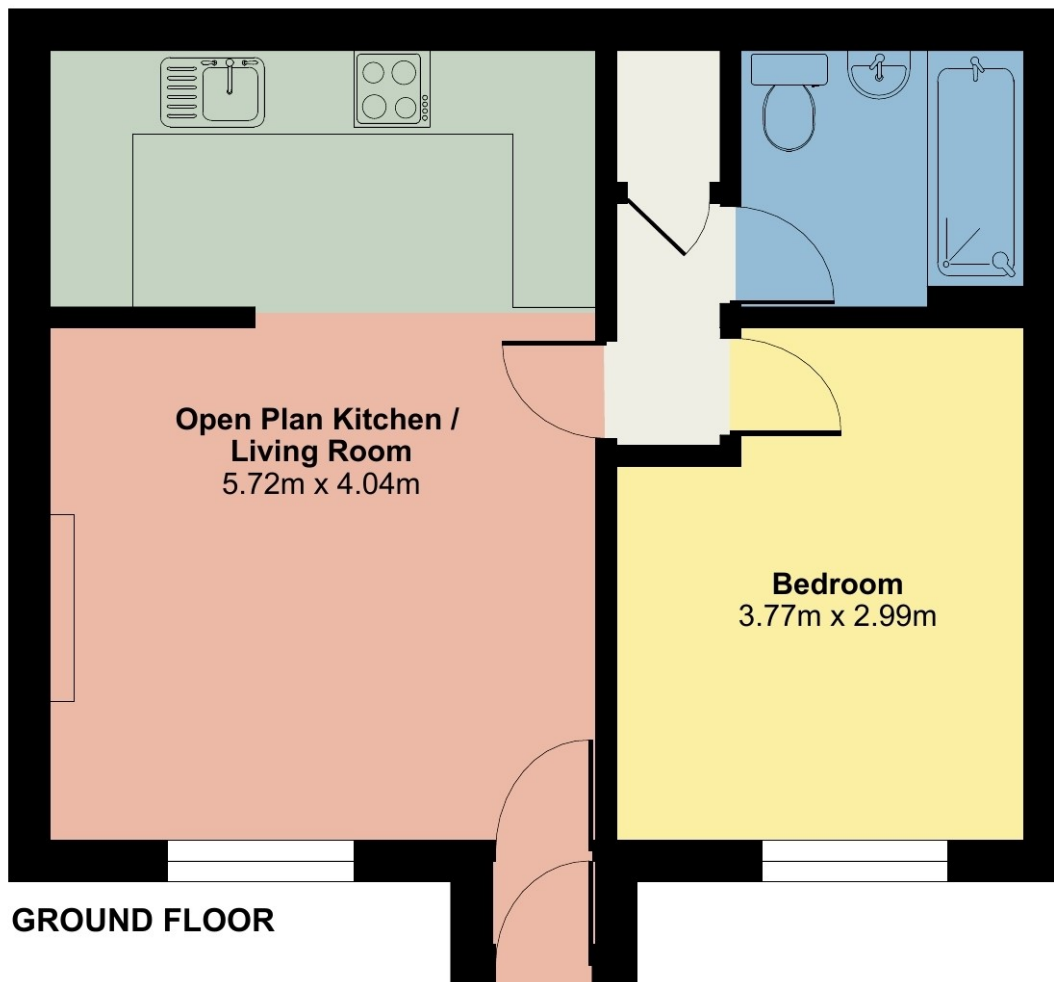


Bathroom

Castle Green Lane, Kendal, LA9

Approximate Area = 452 sq ft / 41.9 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: 1297305

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Request a Viewing Online or Call 01539 729711