



Kendal

£140,000

3 Waterside, Kendal, Cumbria , LA9 4EU

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The entrance hall provides access to the main living areas and stairs to the first floor which includes a useful under-stairs cupboard. And access to the cloakroom which comprises WC and wash hand basin.

Quick Overview

Well-presented ground floor maisonette
Close to Kendal town centre & River Kent
Views across to Abbott Hall
Spacious living room with patio doors
Dining kitchen
Three bedrooms
Bathroom and cloakroom
Private outdoor store
No upward chain
Ultrafast Broadband Speed*



3



1



1



D



Ultrafast



On street Parking

Property Reference: K7173



Living Room



Fitted Kitchen



Dining Area



Bedroom One

To the front, the dining kitchen is fitted with a range of modern wall and base units, complemented by coordinating work surfaces and an inset sink with drainer. There is an integrated Lamona oven, four-ring electric hob with stainless steel extractor, integrated fridge and plumbing for a washing machine.

The living room is positioned to the rear and takes advantage of the outlook across the communal gardens and towards Abbot Hall. Patio doors open directly to the gardens and there is a feature fireplace offering the option for a freestanding electric fire.

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Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Dining Kitchen

14' 8" x 9' 8" (4.49m x 2.96m)

Living Room

16' 2" x 12' 5" (4.93m x 3.79m)

First Floor

Landing

Bedroom One

14' 2" x 8' 11" (4.32m x 2.72m)

Bedroom Two

7' 10" x 8' 9" (2.40m x 2.67m)

Bedroom Three

9' 6" x 6' 9" (2.9m x 2.08m)

Bathroom

Parking: Resident on street parking

Property Information:

Tenure: Leasehold - Held on the balance of a 125 year lease from 1985

Service Charge: for 2025 is £421.06 per annum.

Ground Rent: £10 per annum

Council Tax: Westmorland and Furness Council - BAND A

Services: Mains electric, mains water and mains drainage.

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Bedroom Two



Bedroom Three



Bathroom



Rear view

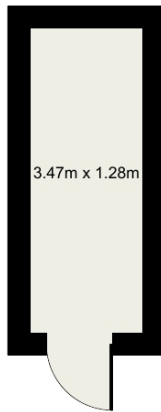
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Approximate Area = 894 sq ft / 83 sq m

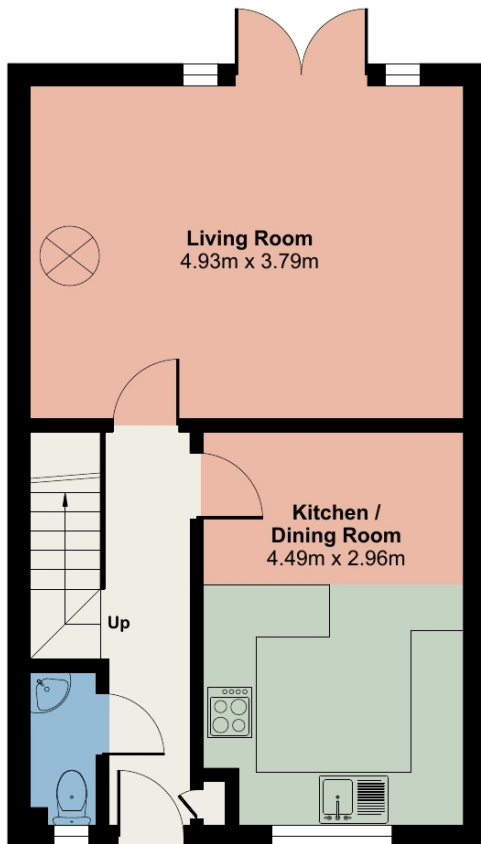
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Total = 942 sq ft / 87.4 sq m

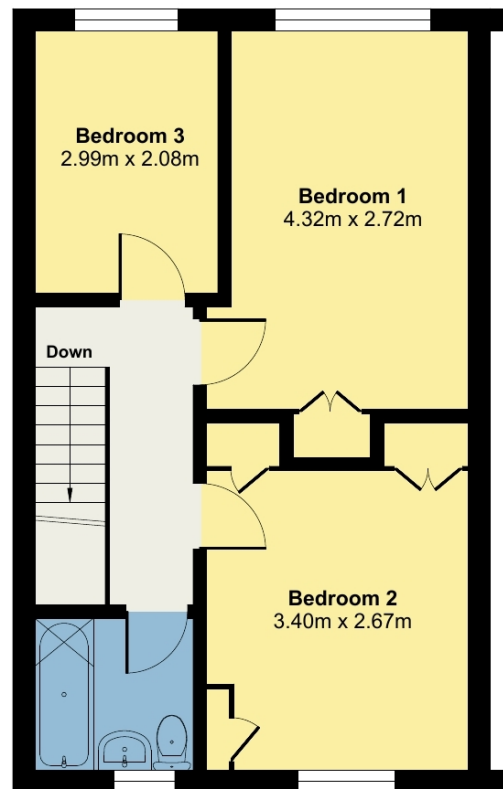
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OUTBUILDING



GROUND 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: 1358187

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Bedroom Two



Bedroom Three



Bathroom



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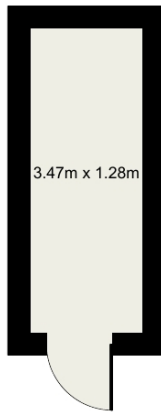
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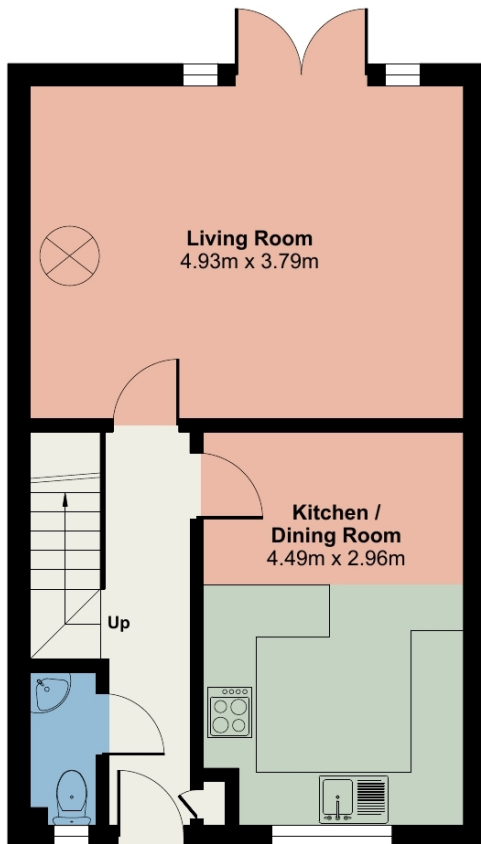
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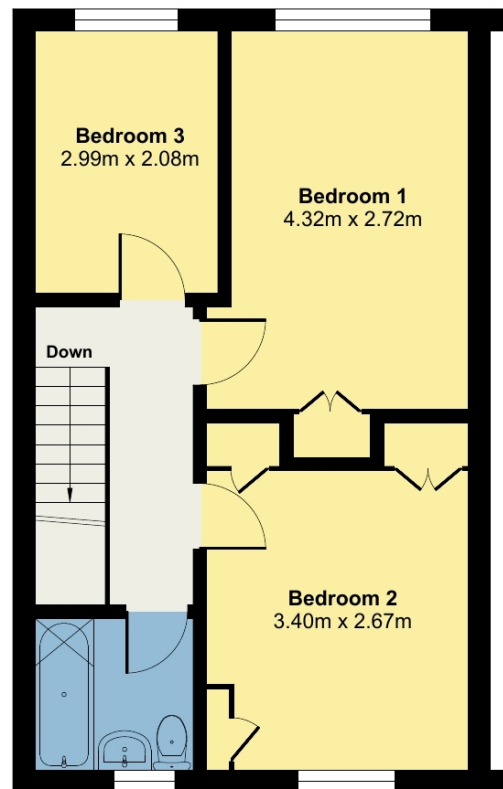
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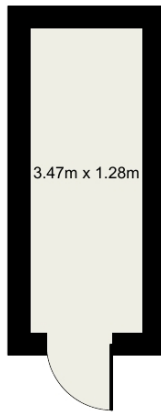
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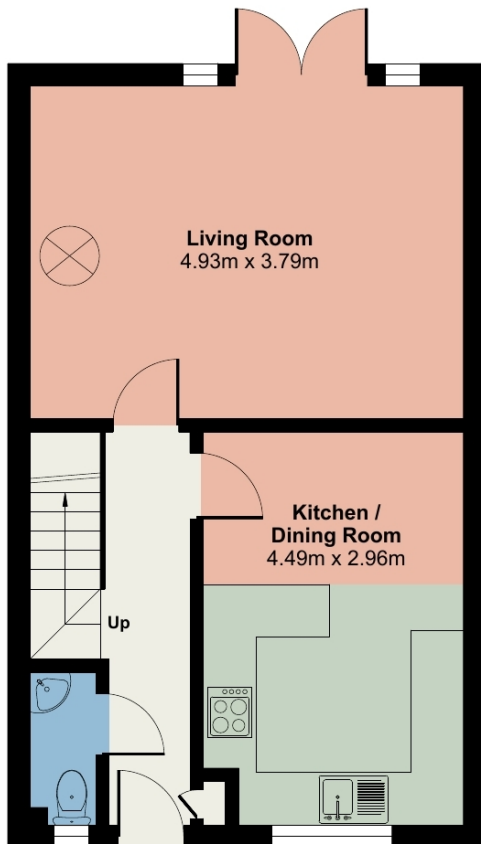
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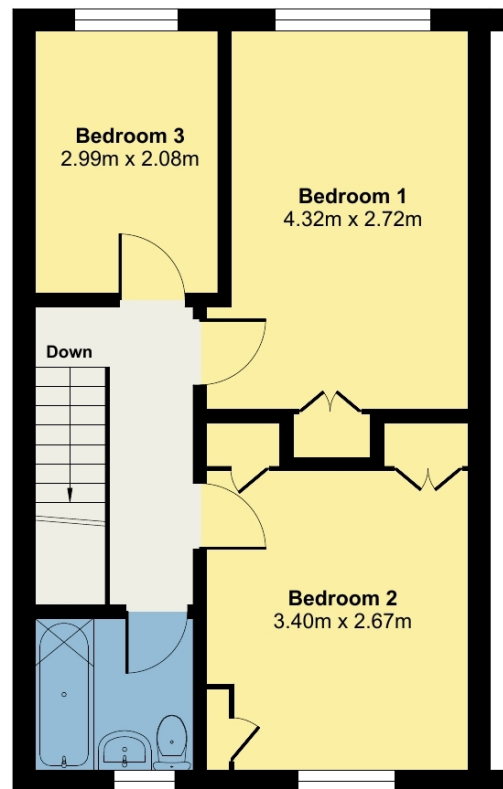
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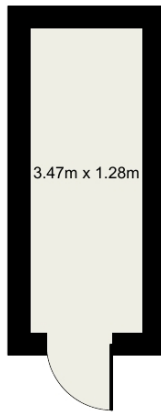
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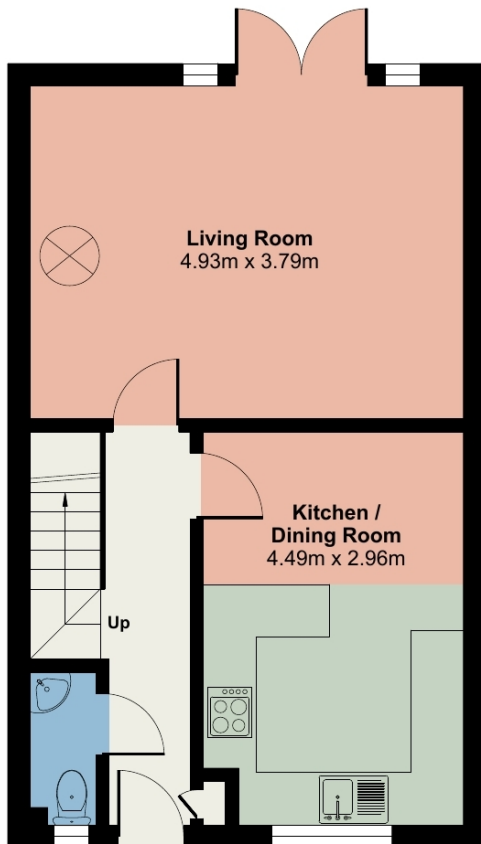
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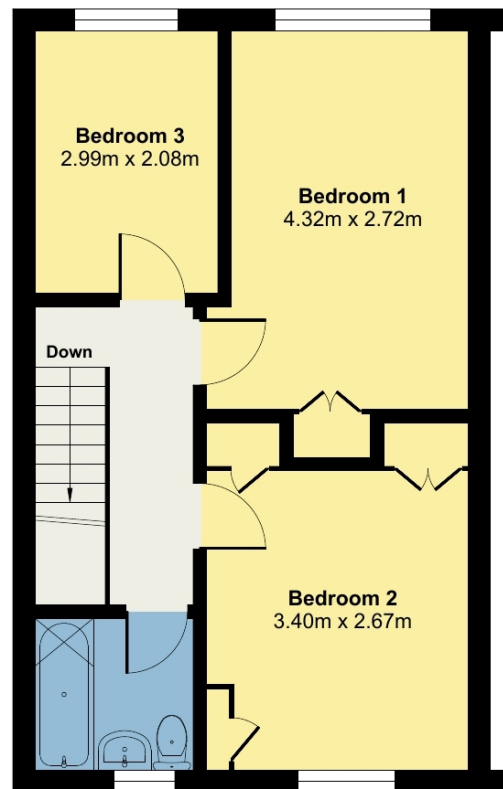
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