



Beezon Road

£375,000

13 Kentgate Place , Beezon Road, Kendal, LA9 6EQ

Discover this modern two-bedroomed apartment in a well maintained development, within walking distance to Kendal's vibrant town centre.

Upon entering the property, you're welcomed by a thoughtfully designed hallway that maximises functionality. It features the properties security intercom entry system and a built-in storage cupboard with a rail perfect for storing coats and shoes.

Quick Overview

Two bedroom Apartment
Modern Development
Spacious living area
Fitted Kitchen
Secure Entry Intercom System
Lift Access Within Development
Kendal Town Centre and Local Amenities Close
By
No upward chain
Allocated parking space
Ultrafast broadband available



2



2



1



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Ultrafast
Broadband



Allocated
Parking

Property Reference: K7143



Living Room



Living Room



Living Room



Living Room

To the right, you will find the contemporary open plan kitchen and living room. Seamlessly blending into one, this room is perfect for relaxing and dining providing a convenient lifestyle with superb views over the River Kent. The fitted kitchen is equipped with a range of wall and base units, stainless steel sink and drainer, extractor fan, built in fridge, freezer, Hotpoint oven and microwave, Indesit dishwasher and a four ring electric hob. Whilst boasting a separate dining area and a living area, with its large window providing a front aspect view, invites natural light, creating a warm and inviting atmosphere.

The spacious double bedrooms provide peaceful retreats with spectacular river views and built in wardrobes. The primary bedroom features a built in bookcase with access to the balcony perfect for your morning coffee with a three piece en-suite comprising of a walk in shower, WC and wash basin with a heated towel rail and airing cupboard. Bedroom two also has views over the river offering the perfect canvas to create your personal sanctuary.

The modern bathroom, finished to a high standard, features a stylish three-piece suite, ensuring a touch of luxury in your daily routine. The space comprises of a panelled bath with overhead shower, WC, pedestal wash hand basin and a heated towel rail.

Residents will value the added peace of mind provided by a secure entry system, secure allocated parking for one vehicle and communal lift. The proximity to Kendal's vibrant town centre, known for its eclectic mix of shops, cafes, and cultural attractions just a short stroll away. Enjoy leisurely walks along the River Kent or explore the stunning landscapes of the Lake District, just a short drive away.

Don't miss your chance to own a slice of Kendal's thriving community. Contact us today to arrange a viewing and take the first step towards your new home.

Accommodation with approximate dimensions:

Entrance Hall

Storage Cupboard

Kitchen 14' 2" x 7' 10" (4.33m x 2.40m)

Living Room 27' 5" x 14' 4" (8.38m x 4.37m)

Bedroom One 21' 7" x 10' 6" (6.60m x 3.21m)



View



Kitchen



Kitchen



Bedroom One



En-Suite



View

En-Suite

Bedroom Two 16' 0" x 8' 9" (4.90m x 2.68m)

Bathroom

Property Information:

Tenure: Leasehold - 999 year lease from January 2008 with a remainder of 982 years.

Service charge: Includes the buildings insurance, parking, lift maintenance and up-keep of communal areas. The charge for the year 2025 was £2400 per annum.

Ground rent: The ground rent is £125 per annum.

Services: 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.

Council Tax: Westmorland and Furness Council - Band D.

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

What3Words & Directions: [///form.puppy.code](http://form.puppy.code)

From Kendal town centre, follow the signs A6 North. Kentgate is on the right after crossing the River Kent. Access by car is via Wildman Street and then right on to Beezon Road which is a one way street.

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 One



Bedroom Two



Bathroom



Balcony

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week
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Beezon Road, Kendal, LA9

Approximate Area = 1174 sq ft / 109.1 sq m

For identification only - Not to scale



SECOND 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: 1328604

A thought from the owners... "A wonderful low-maintenance property we have owned from new. Lovely views of the River Kent and Kendal Castle."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/07/2025.

Request a Viewing Online or Call 01539 729711