



Kendal

£250,000

Flat 2 52 Stramongate, Kendal, Cumbria , LA9 4BD

Welcome to Flat 2, 52 Stramongate, a beautifully presented two-bedroom apartment forming part of Francis Webster's elegant Grade II listed Georgian building, originally established as a Ladies' College in 1815. Tucked away down one of Kendal's charming historic yards, this exceptional home blends period character with modern comfort. Fitted secondary glazing throughout the property, using laminated glass, makes it warmer and quieter inside, enhancing both comfort and energy efficiency. Perfectly located just a short stroll from Kendal town centre, local shops, cafés and amenities, it's an ideal choice for professionals, downsizers or anyone seeking a refined base in this thriving Lake District market town. Kendal sits to the south of the Lake District National Park, offering excellent access to the M6 motorway at Junction 36 (just six miles away), Windermere (eight miles), Ambleside (13 miles) and Keswick (31 miles).

Quick Overview

- Well presented apartment
- Grade II listed Georgian building
- Splendid open plan living room and kitchen
- Two double bedrooms
- House bathroom
- Allocated parking space
- Convenient location close to Kendal town centre!
- Boasting traditional features
- Gas central heating
- Ultrafast Broadband speed*



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Ultrafast



Allocated Parking Space

Property Reference: K7187



Entrance Hall



Open plan living/dining/kitchen



Open plan living/dining/kitchen



Open plan living/dining/kitchen

Entering through the communal doorway, you're welcomed by a freshly redecorated shared hallway with new paintwork and clean, modern carpeting. A short flight of stairs leads up to the apartment's private entrance, where the elegance and charm become immediately apparent with original polished wood floors and coved ceilings. The hallway provides access to all main living areas and includes two large storage cupboards.

The open-plan living room and kitchen, measuring an impressive 23 feet, is a bright and airy space filled with natural light from three sash windows with original shutters. A splendid marble fireplace with tiled hearth creates a beautiful focal point, complemented by coved ceilings, downlights, a radiator and polished wood flooring.

The recently installed kitchen features a stylish range of wall and base units with a breakfast bar, complemented by matching work surfaces and splashbacks. Integrated appliances include a double oven, four-ring electric hob with concealed extractor, washing machine, tumble dryer, dishwasher, fridge and freezer, making this both a functional and elegant space.

Bedroom one is a generous double with a sash window and window seat overlooking the front, complete with an original cast iron fireplace that adds a touch of period charm. The second bedroom is another well-proportioned double with two sash windows, providing plenty of natural light. Both bedrooms benefit from brand new local wool carpets, adding warmth and luxury underfoot.

The bathroom is beautifully finished with a linoleum floor and part-tiled walls, featuring a white three-piece suite comprising; a Jacuzzi bath with shower over, wall-hung wash basin and WC. Additional features include downlights, a sash window with original shutters, a vertical towel radiator, and another original cast iron fireplace. A fitted cupboard houses the Vaillant gas boiler, which is the type that can be connected to an app for convenient smart control.

Outside, the apartment benefits from that all-important allocated parking space, conveniently located to the rear of the building.

This superb Georgian apartment offers a wonderful combination of character, light and space, set in a highly convenient location close to Kendal's vibrant centre. To fully appreciate all it has to offer, arrange your viewing today.



Open plan living/dining/kitchen



Open plan living/dining/kitchen



Bedroom Two



Bedroom One



House Bathroom



House Bathroom

Accommodation with approximate dimensions:

Ground Floor

Communal Entrance Hall

First Floor

Private Entrance Hall

Open plan living room and kitchen

13' 6" x 23' 10" (4.14m x 7.27m)

Bedroom one

13' 9" x 10' 11" (4.21m x 3.35m)

Bedroom two

14' 6" x 9' 11" (4.43m x 3.03m)

Bathroom

Parking: Allocated parking space.

Property Information:

Tenure: Leasehold

A lease term of 999 years from 25th of November 2005 with 980 years remaining.

An annual combined service charge and building insurance of £940.00 covers the upkeep of communal areas and contributions to the sinking fund.

Council Tax: Westmorland and Furness Council - BAND C.

Services: Mains electric, mains gas, mains water 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: [///smile.zebra.haven](https://www.what3words.com/smile.zebra.haven)

Situated within easy walking distance of the town centre, Flat 3, 52 Stramongate can be found through the archway just after the AGA shop, identified as Yard 52. Turn into the courtyard, go under the archway and number 2 is on the first floor in the building on the right-hand side.

Request a Viewing Online or Call 01539 729711



Bedroom Two



Bedroom One



External



Open plan living/dining/kitchen



External

Viewings: 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).

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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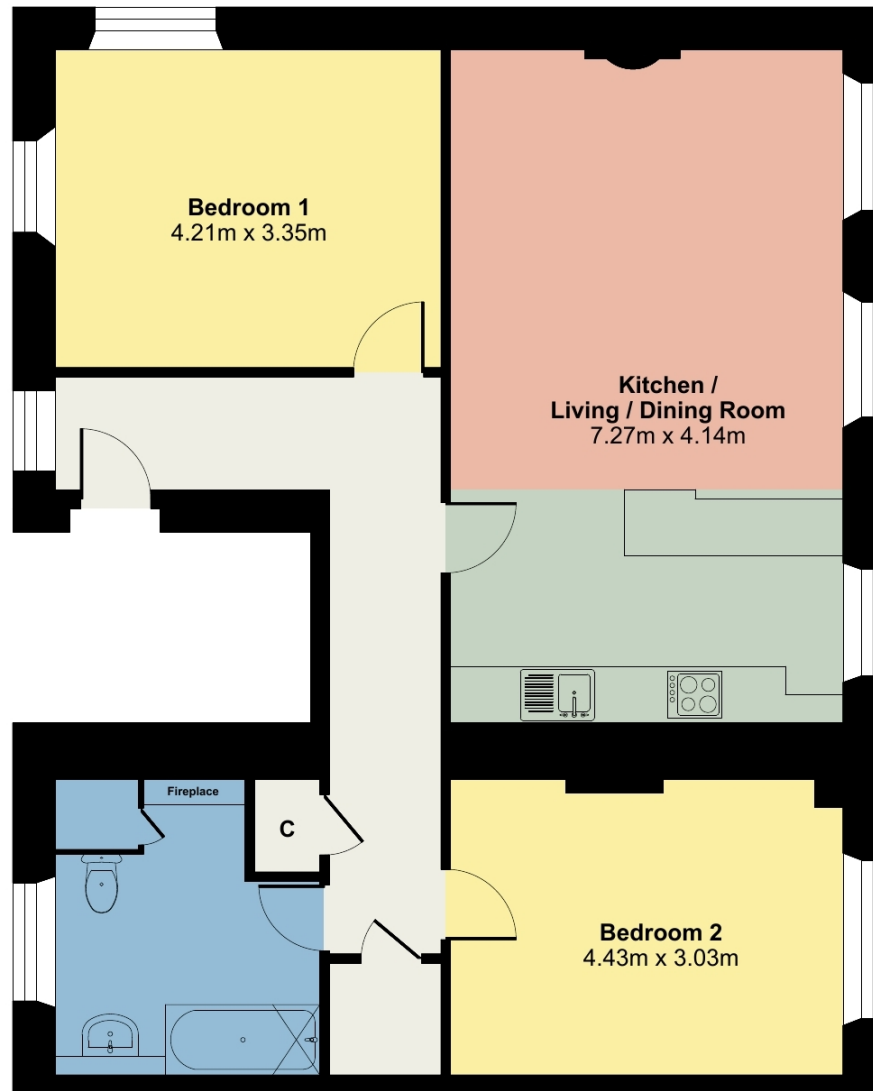
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Stramongate, Kendal, LA9

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



GROUND 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: 1369248

A thought from the owners...

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