



Kendal

£140,000

35 Lowther Park, Kendal, Cumbria, LA9 6RS

35 Lowther Park is a two-bedroom ground floor flat located at the end of a peaceful cul-de-sac within a well-established residential area on the outskirts of Kendal. Now in need of updating, the property offers an ideal blank canvas for buyers looking to create a home tailored to their own taste. With no upward chain, this is a fantastic opportunity for first-time buyers, investors or those looking to downsize.

The location offers the perfect balance of a quiet, residential setting while still being within easy reach of Kendal's town centre and its wide range of amenities. The area is particularly popular with families and retirees, thanks to its close proximity to schools, a local park, the River Kent and Kendal Castle.

Quick Overview

- Ground floor apartment
- Private rear garden
- Off road parking
- Now in need of modernisation
- Two bedrooms & wetroom
- Living room & fitted kitchen
- Gas central heating
- No upward chain
- Close to local amenities
- Ultrafast Broadband speed*

Property Reference: K7182



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Ultrafast
Broadband



Entrance Hall



Living Room



Living Room



Kitchen

Upon entering the property, you step into the entrance hall which leads into the main living accommodation. The living room is a generously sized space with a pleasant rear aspect overlooking the garden. A door opens directly onto the private outdoor space, while an archway leads through to the kitchen. The kitchen enjoys a front-facing aspect and is fitted with a range of wall and base units with worktops, an inset sink and drainer, and part-tiled walls. There is space for a freestanding oven with a stainless steel extractor fan above, as well as space for a fridge freezer and plumbing for a washing machine. A wall-mounted gas boiler is also housed here.

The flat offers two bedrooms, with the main bedroom being a spacious double and the second a good-sized single. Both rooms enjoy a rear aspect overlooking the garden, offering a peaceful outlook. The wet room includes a shower, WC and wash hand basin, along with a useful linen cupboard, radiator, and window for natural light and ventilation.

Outside, the property boasts a private rear garden with a patio and lawn area, framed by mature trees, an ideal spot for relaxing or enjoying time outdoors. To the front of the property, there is a handy external store and off road parking for added convenience.

This well-positioned flat is offered with no onward chain and presents an exciting opportunity to modernise and make your own! Early viewing is highly recommended ! Contact us today for more information or to arrange a visit.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 16' 9" x 9' 0" (5.12m x 2.76m)

Fitted Kitchen 7' 10" x 7' 1" (2.41m x 2.18m)

Bedroom One 13' 7" x 9' 9" (4.15m x 2.98m)

Bedroom Two 9' 4" x 8' 0" (2.86m x 2.45m)

Wet Room

Outdoor Store 5' 3" x 3' 0" (1.62m x 0.93m)

Parking: Off Road Parking.

Property Information:

Tenure: Leasehold - Held on a term of 999 years from 01/01/1989 with 963 years remaining.

There is no service charge payable, just an insurance charge which was an annual payment of £742 in 2024. Ground rent £50 per annum

Council Tax: Westmorland and Furness Council - BAND A

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: [///quit.gather.fill](https://www.what3words.com/quit.gather.fill)s

From Kendal Town Centre, go south along Aynam Road and turn left into Parkside Road. Proceed under the railway bridge and turn next left into Larch Grove, take the 2nd left and follow the road round onto Lowther Park and number 35 is then found towards the head of the cul-de-sac on your right hand side.

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



Bedroom One



Bedroom Two



Wet Room



Rear Garden

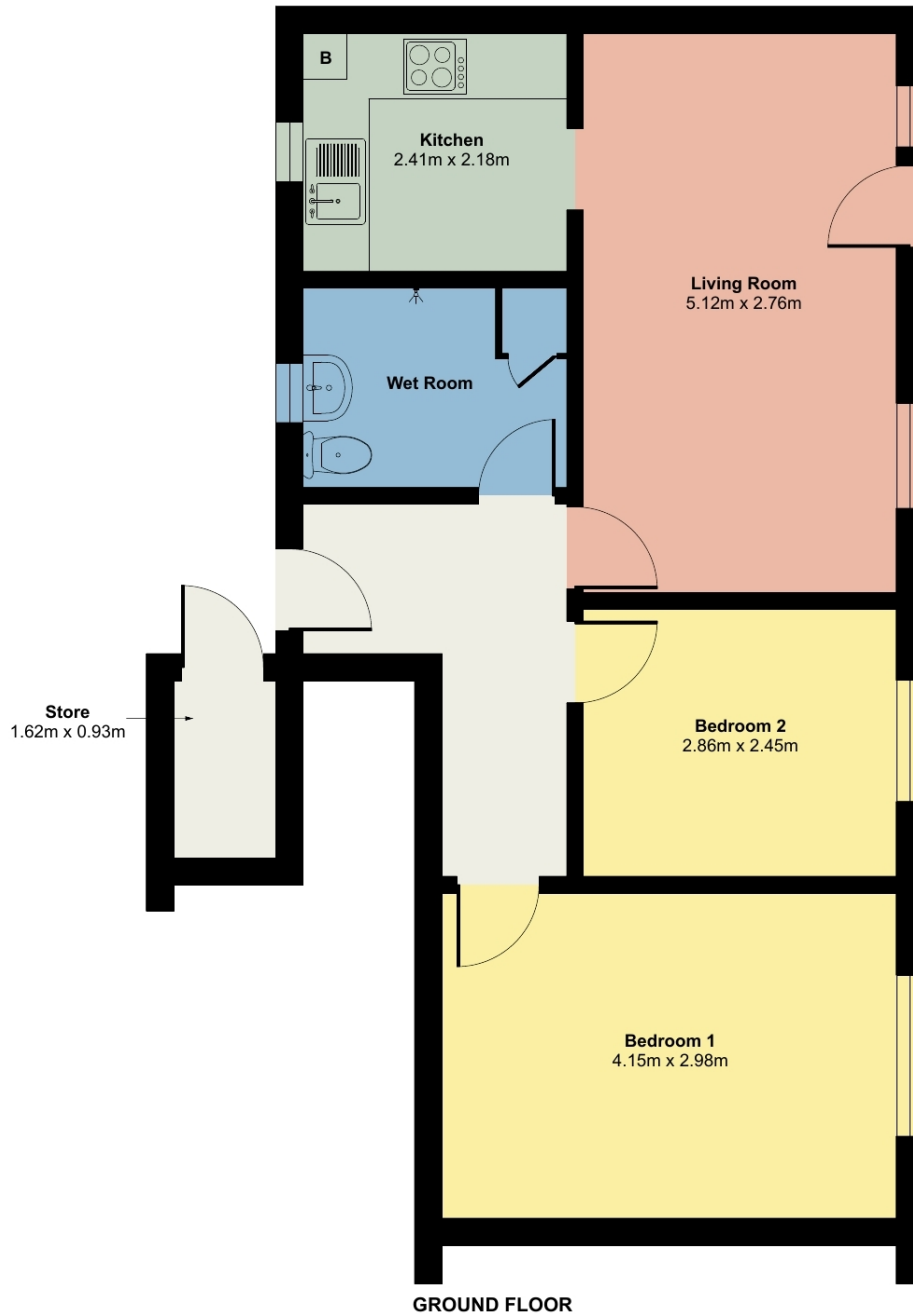
Lowther Park, Kendal, LA9

Approximate Area = 562 sq ft / 52.2 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 578 sq ft / 53.6 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1362398

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