



Kendal

£120,000

Flat 1 Abbots Yard, 21 Kirkland, Kendal, Cumbria, LA9 5AF

Welcome to Flat 1 Abbots Yard, a charming two-bedroom ground floor flat ideally situated in the historic Kirkland area of Kendal. Perfectly positioned close to the Parish Church and the picturesque River Kent, this delightful home is within easy walking distance of Kendal town centre, offering convenience and accessibility to a wide range of amenities. A parking permit can be purchased for the nearby Parish Church car park, adding to the practicality of this superb location. Whether you're seeking a permanent base or a convenient lock-up-and-leave property, this apartment provides the ideal setting for those wishing to enjoy everything Kendal has to offer, including excellent access to the M6 motorway, Oxenholme Train Station, and a selection of shops, cafés, bars and eateries.

Quick Overview

Ground floor flat
Walking distance to town centre and River
Kent
Two bedrooms and bathroom
Living room and fitted kitchen
Access to communal enclosed garden
Permit parking can be found nearby
No upward chain
Ultrafast broadband speed*

Property Reference: K7199



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Ultrafast
Broadband
Available



Communal Entrance Hall



Living Room



Living Room



Kitchen

To the front of the building, a secure communal entrance opens onto a paved pedestrian pathway leading to the apartment door. Inside, the communal entrance hall provides access to the rear garden and houses a useful meter cupboard. Stepping through the private front door, the entrance hall offers a handy storage cupboard and leads to all the main living areas of the home.

The inviting living room enjoys a pleasant rear aspect and features an attractive open fireplace and a characterful arch with built-in storage. This space flows seamlessly into the kitchen, which is fitted with a range of wall and base units complemented by coordinating worktops and part-tiled walls. The kitchen also includes an inset sink with drainer, an integrated oven with four-ring electric hob and concealed extractor, plumbing for a washing machine and space for an under-counter fridge.

Both bedrooms are located to the front of the property, each featuring secondary glazed windows. Bedroom two benefits from a useful cupboard housing the hot water cylinder. The bathroom is fitted with a three-piece suite comprising; a panelled bath with shower over, wash hand basin, and WC. Finished with part-tiled walls, a tiled floor and underfloor heating.

To the rear of the building, there is pedestrian access to an enclosed communal garden, providing a lovely outdoor space with a seating area and bin storage.

Offered for sale with no upward chain, Flat 1 Abbots Yard presents an excellent opportunity for buyers seeking a well-located and characterful home in one of Kendal's most desirable areas. Call now for more details!

Accommodation with approximate dimensions:

Shared entrance hall

Private entrance hall

Landing

Living Room 11' 8" x 16' 2" (3.56m x 4.93m)

Kitchen 6' 7" x 5' 4" (2.03m x 1.65m)

Bedroom One 9' 0" x 9' 3" (2.76m x 2.84m)

Bedroom Two 9' 4" x 7' 7" (2.87m x 2.33m)

Bathroom

Property Information:

Tenure: Leasehold - 999 year with 971 years remaining.

Service charge - £140.00 par quarter

Services: Mains electricity, mains water and mains drainage.

Council Tax: Westmorland and Furness Council - Band B.

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

What3Words & Directions: ///gears.vest.thick

If walking from Kendal town centre, head down Highgate towards Kirkland. Continue past Abbot Hall car park and the property can be found on the left-hand side with a green door, just before Peter Bland's Sports shop.

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).



Bathroom



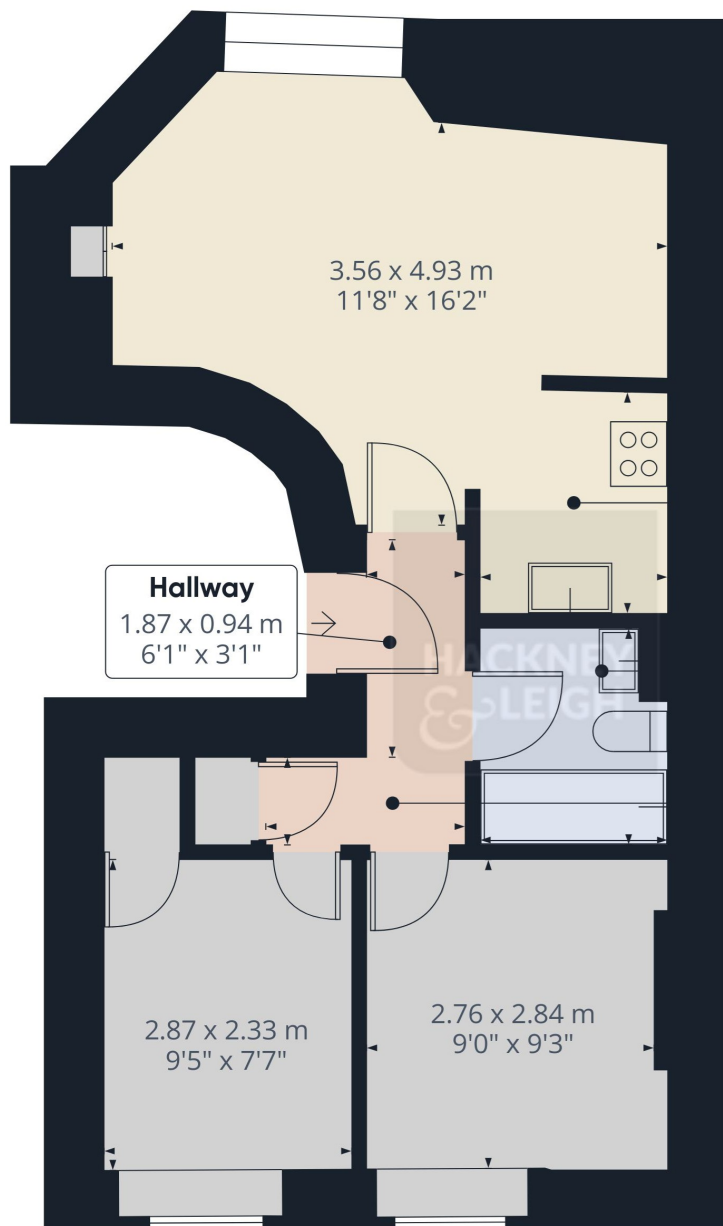
Bedroom One



Bedroom Two



Communal Garden



Approximate total area⁽¹⁾
41 m²
442 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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