



# Kendal

£88,000

22 Kentgate Place, Beeson Road, Kendal, LA9 6EQ

Discover this modern one-bedroom apartment in a well maintained development, within walking distance to Kendal's vibrant town centre. The property is subject to a section 106 agreement with a local occupancy clause, offering the opportunity for the new owners to buy at a discounted price of 53.3% of the full market value, provided their circumstances comply with the local authority requirement.

Upon entering the property, you're welcomed by a compact yet thoughtfully designed hallway that maximises functionality. It features the properties security intercom entry system and a built-in storage cupboard with shelving, which also houses the cylinder.

## Quick Overview

- One-Bedroom Apartment
- Modern Development
- Fitted Kitchen
- Kendal Town Centre and Local Amenities
- Close By
- Ideal For First - Time Buyers
- Lift Access Within Development
- Secure Entry Intercom System
- Affordable Shared Ownership Scheme
- On Street Parking Available
- Ultrafast broadband available



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: K7058



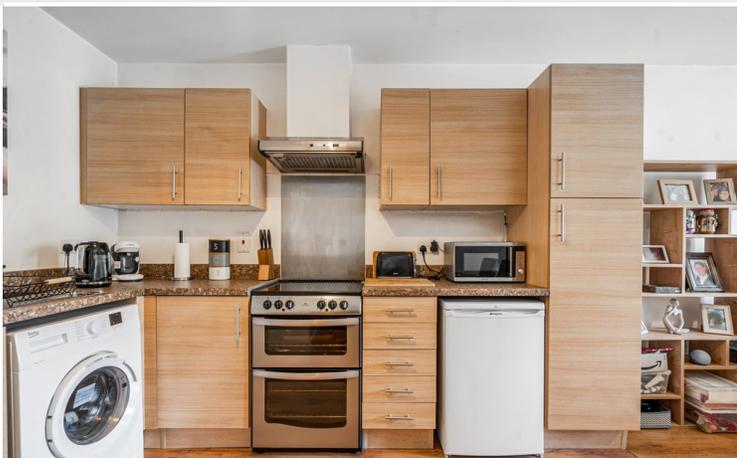
Living Area



Open plan Living space



Kitchen/dining



kitchen

To the left, 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. The fitted kitchen is equipped with a range of wall and base units, stainless steel sink and drainer, extractor fan, space for a cooker and undercounter fridge/freezer and plumbing for a washer/dryer. The living area, with its large window providing a front aspect view, invites natural light, creating a warm and inviting atmosphere.

The spacious double bedroom provides a peaceful retreat, featuring a large window with a front aspect that bathes the room in natural light. With plenty of room to furnish to your own liking, this bedroom offers 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, a towel radiator and a built in shelf making the most out of a wall recess providing sleek options for storing toiletries and other essentials.

Residents will value the added peace of mind provided by a secure entry system 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.

This shared ownership scheme offers a flexible and affordable route to homeownership, allowing you to purchase a share of the property and pay a reduced rent on the remaining share. It's an ideal solution for those eager to step onto the property ladder in this sought-after location.

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

Open Plan Living Area 12' 0" x 11' 0" (3.67m x 3.37m)

Kitchen 10' 8" x 10' 7" (3.26m x 3.25m)

Bedroom 13' 1" x 8' 10" (4.00m x 2.70m)

Bathroom

## Property Information

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

**Maintenance charge:** Includes the buildings insurance, lift maintenance and up-keep of communal areas. The charge for the year 2024 was £1140 per annum.

**Ground rent:** £80 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 A.

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

**What3Words & Directions** ///slurs.letter.woven

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.

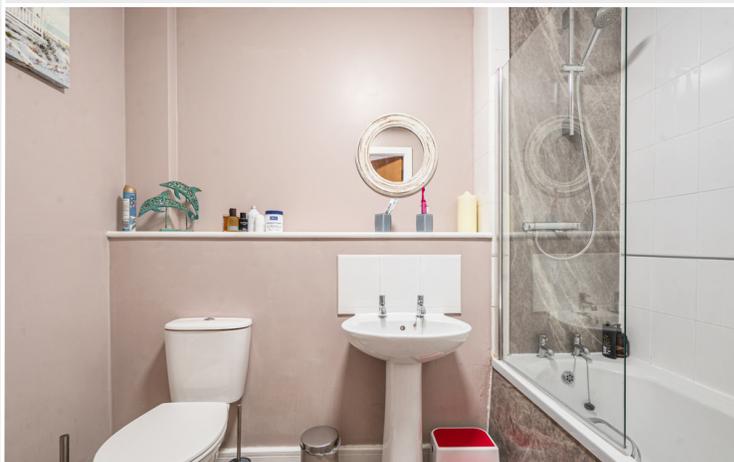
**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these 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).

**Disclaimer:** 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>



Bedroom



Bathroom



Entrance

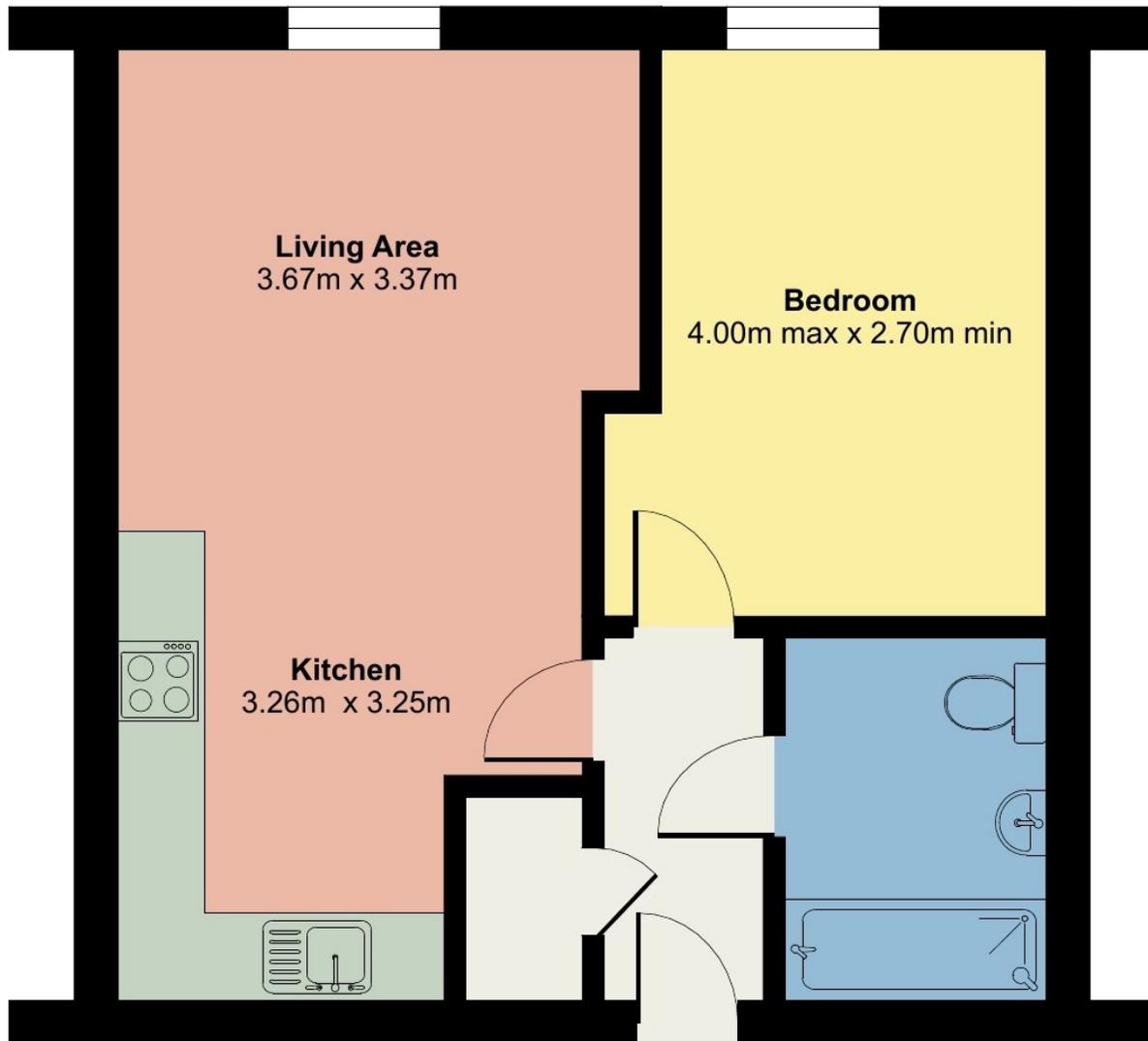


Outlook

# Kentgate Place, Beezon Road, Kendal, LA9

Approximate Area = 465 sq ft / 43.1 sq m

For identification only - Not to scale



## SECOND FLOOR

A thought from the owners...

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Request a Viewing Online or Call 01539 729711