



APT 18, KENTGATE PLACE,
KENDAL
£345,000



ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383

APT 18, KENTGATE PLACE, KENDAL, LA9 6EQ



£345,000

Introducing Apartment 18 Kentgate Place, a remarkable two-bedroom second-floor apartment conveniently situated in the heart of Kendal's bustling town centre with its contemporary features and exceptional views. There is a generous hallway and a modern bathroom. Inside, the apartment boasts an open-plan living space that exudes contemporary charm. The kitchen seamlessly flows into the living and dining areas, creating an inviting space. One of the standout features is the large covered balcony, offering awe-inspiring views over the River Kent and a perfect spot for entertaining. This exclusive apartment also includes a parking space within the secure underground car park. Its desirable location means that residents have the convenience of being within walking distance of an array of local amenities, including shops, restaurants, and leisure facilities. In conclusion, Kentgate Place presents an opportunity to embrace a contemporary and sophisticated lifestyle in the heart of Kendal.

ENTRANCE TO THE BUILDING

From Beeson Road in Kendal, the communal entrance door leads into the entrance hall and stairs or lift access to all floors. Number 18 is located on the second floor.

ENTRANCE TO THE APARTMENT

The entrance door leads into the hall.

HALL

15'4 x 7'5

With a phone entry system, the hall has doors to the living room/kitchen, bathroom, two bedrooms, a storage/cloaks cupboard, and an airing cupboard housing the hot water cylinder and electric panel heater.

OPEN PLAN LIVING ROOM/KITCHEN

25'6 x 13'0

The lounge area has a double-glazed window on the rear aspect overlooking the river Kent and a door opening to the private balcony and electric panel heater.

The kitchen has a range of fitted units with complementary worktops, a 11/2-bowl undermount sink, integrated appliances including a double oven, dishwasher, washing machine, and fridge/freezer, and a hob with an extractor hood.

BATHROOM

8'2 x 5'5

The white suite comprises a panel bath with shower tap, a hidden cistern w.c., and a wall-mounted pedestal wash basin. There is also a large wall mirror with a display shelf and a chrome heated towel rail.

BEDROOM ONE

19'2 x 10'0

This double room has a built-in wardrobe with a sliding mirrored door, an electric panel heater, and a window to the rear aspect.. There is a door to the en-suite.

EN-SUITE

7'9 x 5'7

The suite comprises a large shower cubicle with sliding door, hidden cistern w.c., vanity sink, large wall mirror and display shelf, and a chrome heated towel rail.

BEDROOM TWO

17'5 x 9'2

This room has a built-in wardrobe with mirror sliding doors, an electric panel heater, and a window to the rear.

LEASEHOLD

Term: 999 year lease from 1st January 2008 - 985 years remaining.

The freehold belongs to the management company with the residents being shareholders in that company.

Service charge: The vendor advises that the current annual charge for 2022–2023 is £2325.03, payable either in full, in advance, or by monthly standing order. This includes the building insurance, cleaning, decorating, and maintenance of the communal areas.

Ground Rent: Current annual payment is £160 until 2028 – Reviewed every 10 years

Single private or professional residence only.

PARKING

There is an allocated parking space within the secure underground car park.





DIRECTIONS

Walking from Kendal town centre, head for the A6 North. Cross the River Kent, and Kentgate is located on the right side. If travelling by car, continue onto Wildman Street and then turn right on to Beeson Road.

Council Tax Band - D Westmorland & Furness Council
 EPC - Current 81 Potential 86
 Tenure - Leasehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

ESTATE AGENTS
 e estateagents@arnoldgreenwood.co.uk
 t 01539 733383
 w arnoldgreenwood.co.uk/property
 a Exchange Chambers, 8 & 10 Highgate,
 Kendal, Cumbria, LA9 4SX

SOLICITORS
 e info@arnoldgreenwood.co.uk
 t 01539 720049
 w arnoldgreenwood.co.uk/solicitors
 a Exchange Chambers, 8& 10 Highgate,
 Kendal, Cumbria, LA9 4SX