



FLAT 1, ABBOTS YARD, 21
KIRKLAND, KENDAL
£155,000



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Charming Ground Floor Flat with Period Features in Historic Kendal.

Discover this delightful two-bedroom ground floor flat nestled in the heart of the historical conservation area of Kirkland, Kendal.

This superb ground floor flat benefits from two bedrooms, open-plan living space, bathroom with underfloor heating, hallway and a shared well-tended garden and seating area.

Perfect for a first-time buyer, a lock up and leave/second home or residential investment.

A convenient location close to shops, restaurants, and transport links. Offered for sale with no chain.

ENTRANCE

To the front of the building is a secure communal entrance door which opens to a paved pedestrian pathway leading to the door to the communal entrance hall and a door to the communal rear garden and there is a meter cupboard.

COMMUNAL ENTRANCE HALL

Stairs rise to the upper two apartments, and a door opens to Flat 1.

HALL

8'11 x 3'1 (2.72m x 0.94m)

Doors open to the living room, bathroom, two bedrooms, and a good-sized cupboard with a hanging rail. There is an entry phone system and a Heatmiser control for the underfloor heating in the bathroom.

LIVING ROOM

16'0 x 12'10 (4.88m x 3.91m)

This room has a feature tall cupboard with double timber doors, shelving, and attractive plaster work. There is a traditional cast iron fireplace, a single-glazed paned sash window to the rear aspect, and an electric panel heater. There is an open arch to the kitchen.

KITCHEN

6'7 x 5'5 (2.01m x 1.65m)

With some fitted storage units and a complementary worktop, a 1 1/2-bowl composite sink, space for a washing machine, space for an under-counter fridge, and an integrated oven, hob, and extractor hood.

BEDROOM ONE

9'2 x 9'1 (2.79m x 2.77m)

This double room has an alcove with fixed shelving, an electric panel heater, and a double-glazed timber sash window with secondary glazing to the front aspect.

BEDROOM TWO

10'7 x 7'6 (3.23m x 2.29m)

This room has a built-in cupboard housing the hot water cylinder, an electric panel heater, and a double-glazed timber sash window with secondary glazing to the front aspect.

BATHROOM

6'2 x 5'8 (1.88m x 1.73m)

The suite comprises a panel bath with shower over and screen, a WC, and a pedestal wash hand basin. There is also a wall-mounted cabinet with a mirrored door and underfloor heating.

EXTERNALLY

To the rear of the building is pedestrian access to an enclosed communal garden, which has a seating area, a bin storage area, and a variety of mature plants, trees, and shrubs.

SERVICES

Electric, mains water and mains drainage. Economy 7 electric panel heating and underfloor heating to the bathroom.

ADDITIONAL INFORMATION

Parking: Permit parking is available nearby.

Located within the Kendal conservation area.

Tenure: Leasehold term 999 years from 29th September 1995 - 972 years remaining The freehold is owned jointly with the owners of the other two flats. Ground rent: £50 paid yearly in advance.

Maintenance fee: £140.00 per quarter, including building insurance and external and communal maintenance.

Private residence only, No holiday lets permitted.

Useful local links: local authority: <https://www.westmorlandandfurness.gov.uk/>

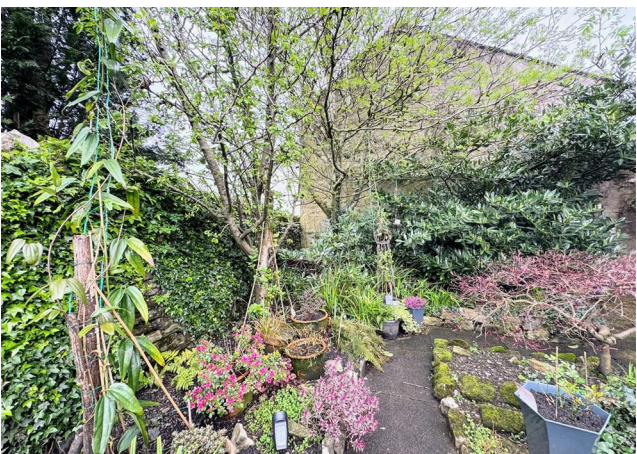
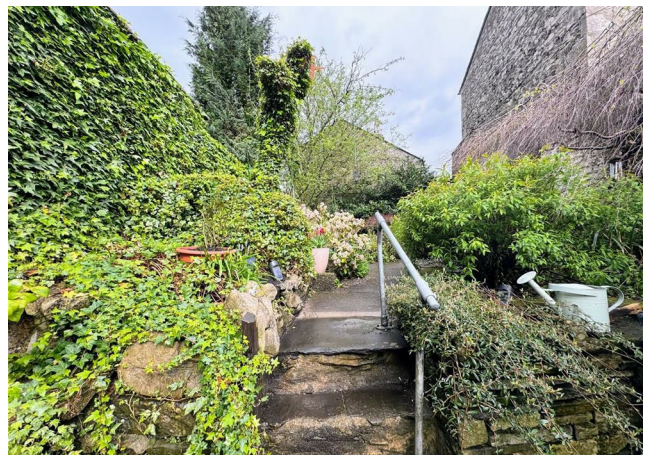
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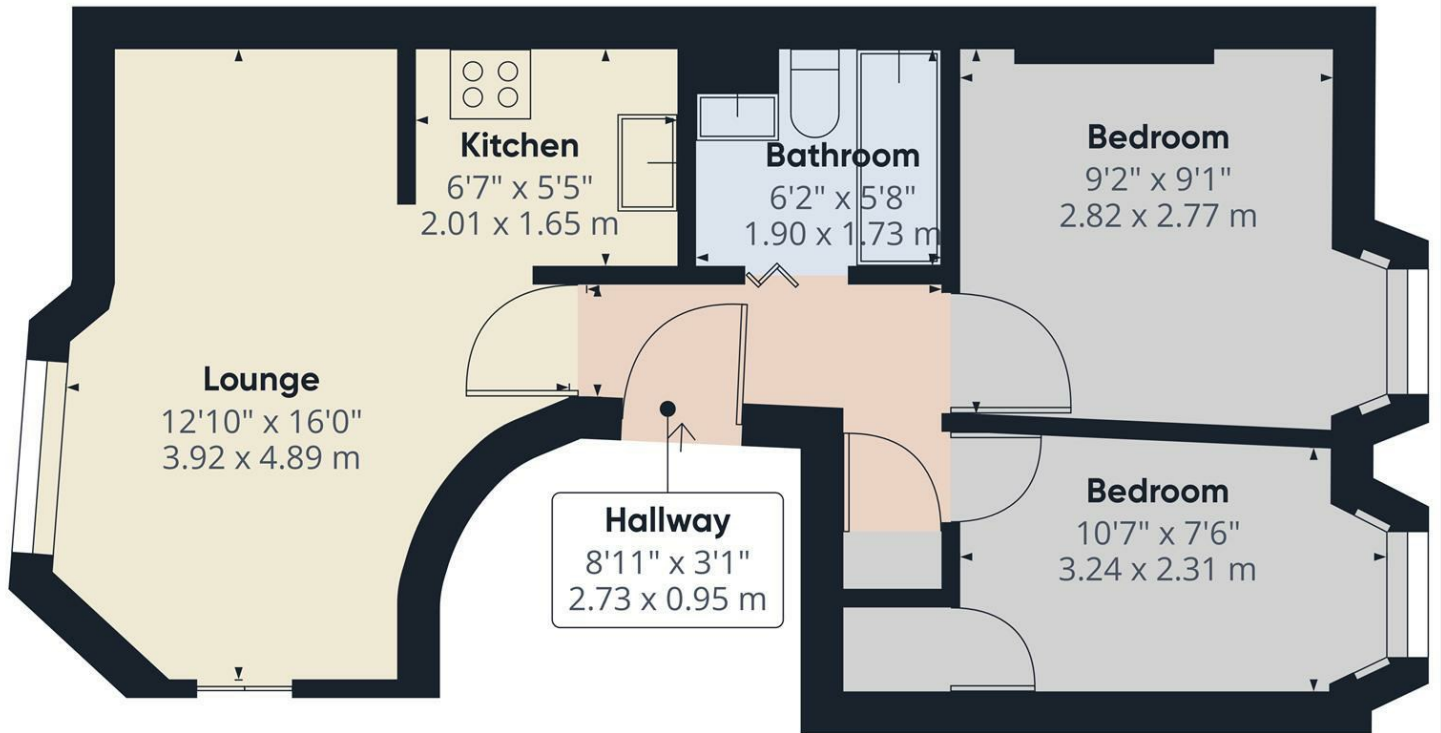
Map of Kendal Conservation Area:

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk: <https://flood-map-for-planning.service.gov.uk/>

Planning Register: <https://planningregister.westmorlandandfurness.gov.uk>





DIRECTIONS

Travelling into Kendal through Kirkland, the property is on the right-hand side, just past the parish church. The Parish Church or Peppercorn Car Parks are located nearby.

Council Tax Band - B Westmorland & Furness Council
EPC - Current 43 Potential 77

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.

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