

FLAT 1, 2 AND 3, 13 NEW ROAD,
KENDAL
£340,000



ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383

FLAT 1, 2 AND 3, 13 NEW ROAD, KENDAL, LA9 4UJ



4



3



3



Flat 1 Band D

Flat 2 Band D

Flat 3 Band F

£340,000

Prime Investment opportunity in Kendal. Discover a trio of beautifully appointed fully furnished self-contained flats nestled in the heart of historic Kendal. These successful holiday lets offer modern comfort. Each flat boasts contemporary interiors. With a central location perfect to explore Kendal's cobbled streets, local shops, and eateries right from your doorstep along with convenient access to the breathtaking Lake District National Park. Don't miss this opportunity to own a slice of Kendal's hospitality success!

ENTRANCE TO FLATS

At the front of the building, doors open to Flat 1, Flats 2 and 3, and a communal storage area.

FLAT 1

The uPVC entrance door with glazed panel opens to the hall.

HALL

7'10 x 8'7 (2.39m x 2.62m)

Doors open to the living room/kitchen and shower room. There is a built-in storage cupboard, a uPVC double-glazed window with privacy glazing, and stairs leading down to the lower ground floor.

LIVING ROOM/KITCHEN

14'8 x 10'9 (4.47m x 3.28m)

The kitchen area has fitted storage units with a complementary worktop, stainless steel sink space for a cooker, space with plumbing for a washing machine, space for an under-counter fridge, an electric panel heater, and dual-aspect uPVC double-glazed windows.

SHOWER ROOM

8'4 x 5'8 (2.54m x 1.73m)

The suite comprises a shower cubicle, pedestal wash hand basin, and WC. There is a chrome ladder radiator and a deep sill uPVC double-glazed window with privacy glazing.

LOWER GROUND FLOOR

3'10 x 2'10 (1.17m x 0.86m)

Doors open to the two bedrooms.

BEDROOM ONE

13'8 x 9'11 (4.17m x 3.02m)

This double room has an open wardrobe, an electric panel heater, and a deep sill uPVC double-glazed window.

BEDROOM TWO

10'7 x 7'8 (3.23m x 2.34m)

This double room has a hanging rail, an electric panel heater, and a high-level, deep-sill timber double-glazed window.

FLATS 2 AND 3

The uPVC entrance door opens to stairs leading to the flats, there are two uPVC double glazed windows to the rear.

FLAT 2

The entrance door leads to the hall.

HALL

5'5 x 2'6 (1.65m x 0.76m)

Doors open to the living room/kitchen, bedroom and shower room.

LIVING ROOM/KITCHEN

14'9 x 10'10 (4.50m x 3.30m)

A range of fitted storage units with a complementary worktop, stainless steel sink, space for a cooker, space and plumbing for a washing machine, space for an under-counter fridge, an electric panel heater, and a deep sill uPVC double-glazed window to the front aspect.

BEDROOM

9'2 x 8'11 (2.79m x 2.72m)

This double room has an open wardrobe and a uPVC double-glazed window to the rear.

SHOWER ROOM

6'5 x 5'4 (1.96m x 1.63m)

The suite comprises a corner cubicle, pedestal wash hand basin, WC, a chrome ladder radiator, and a uPVC double-glazed window to the rear.

FLAT 3

The entrance door opens to stairs up to the flat and a door opens to the entrance/storage space.

ENTRANCE/STORAGE SPACE

8'4 x 5'9 (2.54m x 1.75m)

This space has a Velux-style timber window, a uPVC double-glazed window to the side, and a step up to the hall.

HALL

Doors open to the living room/kitchen, bedroom and shower room; electric panel heater.

LIVING ROOM/KITCHEN

14'4 x 10'11 (4.37m x 3.33m)

A range of fitted storage units with a complementary worktop, stainless steel sink, space for a cooker, space and plumbing for a washing machine, space for an under-counter fridge, an electric panel heater, and a deep sill uPVC double-glazed window to the front aspect. This room has an access hatch with a pull down ladder to the mezzanine level.



MEZZANINE LEVEL

With limited head height and a Velux style window.

BEDROOM

9'3 x 8'11 (2.82m x 2.72m)

This double room has a uPVC double-glazed window to the rear.

SHOWER ROOM

5'4 x 5'2 (1.63m x 1.57m)

The suite comprises a shower cubicle, pedestal wash hand basin, and WC. There is a chrome ladder radiator and an uPVC double-glazed window with privacy glazing.

EXTERNALLY

At the front is a communal patio and entrance.

SERVICES

Electric, mains water and drainage.

Heating; Electric panel heaters.

ADDITIONAL INFORMATION

Useful local links - Local authority -

<https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

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>

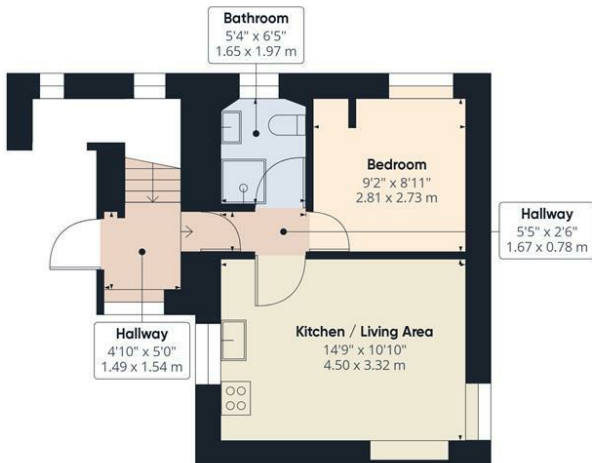




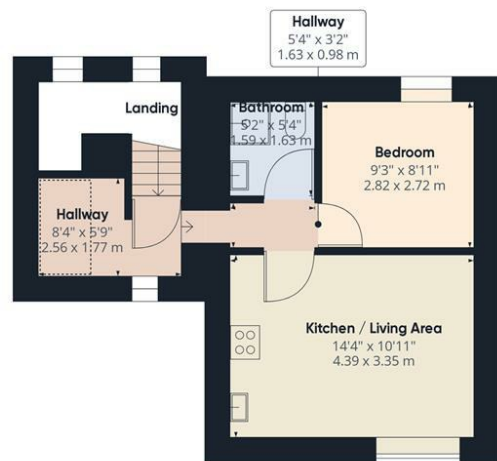
Lower Ground Floor Building 1



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2

DIRECTIONS

Pedestrian access to the flats is off New Road, behind Frydays of Kendal.

Council Tax Band - A for each flat Westmorland & Furness Council

EPC Flat 1 - Current 57 Potential 67

Flat 2 - Current 68 Potential 75

Flat 3 - Current 35 Potential 69

Tenure - Freehold

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