



27 ENTRY LANE, KENDAL  
£175,000



# 27 ENTRY LANE, KENDAL, LA9 4NQ



£175,000

A deceptively spacious ground-floor apartment conveniently located in the town centre of Kendal. The apartment is of a modern standard throughout, providing good-sized accommodation within easy reach of local amenities. Currently utilised as a successful residential let, generating a gross income of £900pcm, this property is being sold as an ongoing concern with with no chain and would be ideal as an additional property to start or add to an existing property portfolio.

## ENTRANCE

From Entry Lane, the double entrance doors lead into the hall.

## HALL

An L-shaped hall with doors to the lounge/diner, bedrooms, and bathroom.

## LIVING ROOM

18'2 x 12'10 (5.54m x 3.91m)

This spacious room has open access to the kitchen and two double-glazed windows.

## KITCHEN

13'6 x 4'11 (4.11m x 1.50m)

The fitted kitchen has a range of storage cupboards with complementary butcher block effect worktops, a sink with a mixer tap, an integrated oven, a hob with an extractor fan over it, and space for an undercounter fridge. There is a wall-mounted Worcester boiler and a deep-sill double-glazed window.

## BEDROOM ONE

12'9 x 10'8 (3.89m x 3.25m)

A double room with a deep-sill double-glazed window.

## BEDROOM TWO

9'4 x 8'3 (2.84m x 2.51m)

A further double room with a deep-sill double-glazed window and a built-in storage cupboard below.

## BATHROOM

5'6 x 5'2 (1.68m x 1.57m)

The suite comprises a bath with shower over and screen, a pedestal wash hand basin, and a close-coupled w.c. There is also a heated towel rail.

## LOCATION

Located very conveniently in the centre of Kendal among the shops, restaurants, and pubs Kendal benefits from the Brewery Arts Centre and Abbot Hall Park, Museum, and Art Gallery. There is a bus station and a railway station in Kendal, which connect to the mainline at Oxenholme. Both the Lake District and the Yorkshire Dales National Parks are within easy reach.

## LEASEHOLD

Term - 150 years from and including 01/01/2014

Ground rent - £300 per annum.

Insurance & Service Charge - £1762 per annum

## ADDITIONAL INFORMATION

Please note that the existing photo's were taken prior to the current tenancy starting. As such, they are to be used as a reference only.

Services; Electric, gas, mains water and mains drainage.

Heating; Gas central heating.

Parking; Permit Parking Available nearby -

<https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

Useful local links;

Local authority - <https://www.westmorlandandfurness.gov.uk/>

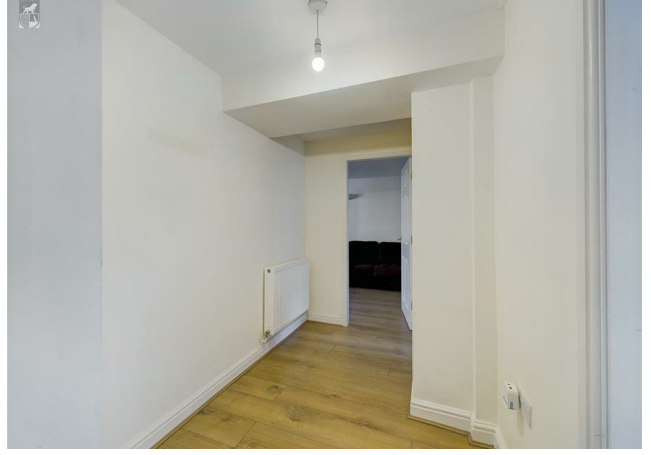
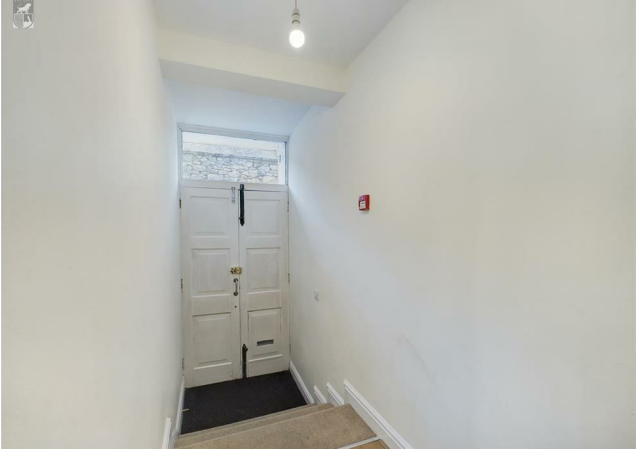
Broadband and mobile checker - <https://checker.ofcom.org.uk/>

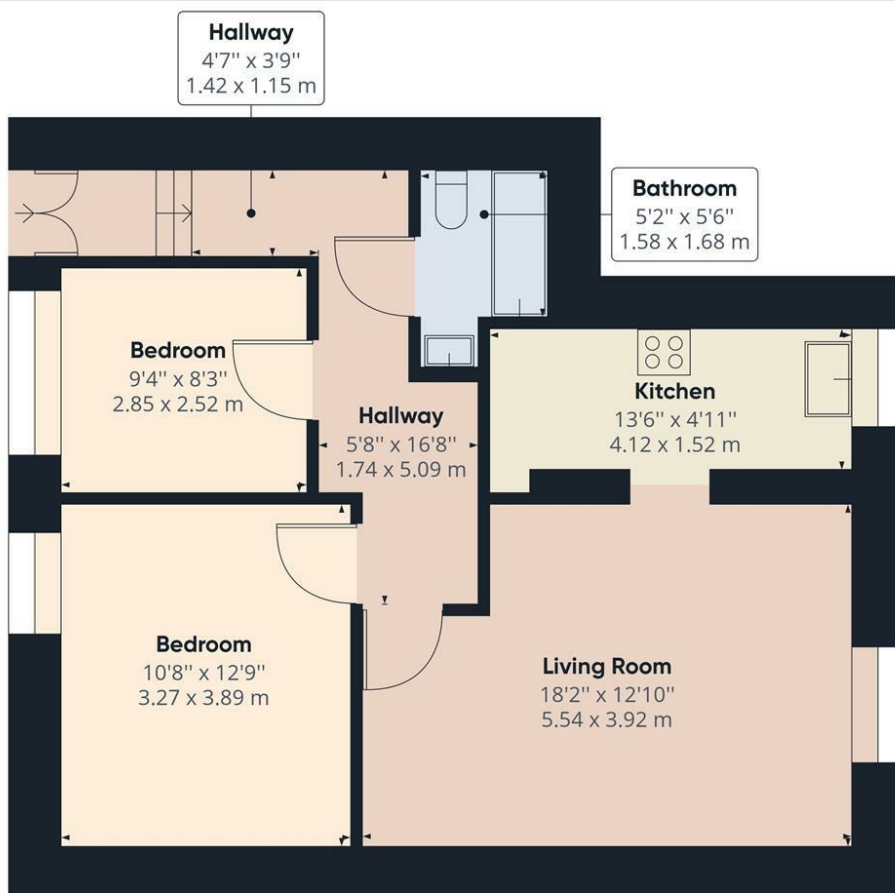
Map of Kendal conservation area -

<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>





Approximate total area<sup>(1)</sup>  
673.89 ft<sup>2</sup>  
62.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## DIRECTIONS

From our office on foot, head left along Stricklandgate and continue down the road until you see Entry Lane on your left (between WHSmiths and Holland & Barretts). Follow the lane until you reach number 27 on your right, about 3/4 of the way up the lane.

Council Tax Band - A South Lakeland District Council  
EPC - Current 83 Potential 84  
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

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