

ABBOTS  
YARD

Flat 1, Abbots Yard, 21 Kirkland – LA9 5AF

Kendal

£139,995



# Flat 1

Abbots Yard, Kendal

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:









## 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

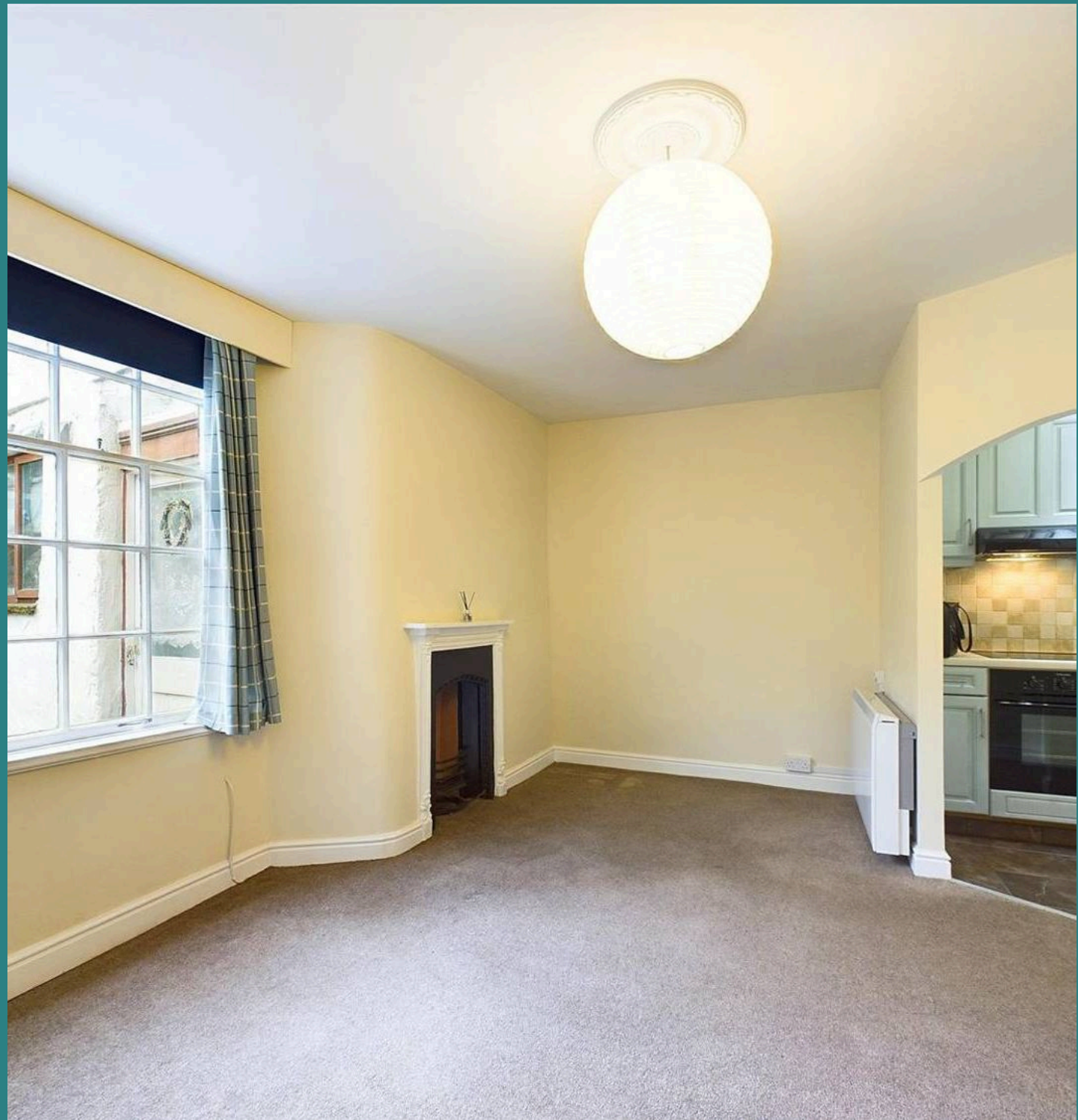
16' 0" x 12' 10" (4.88m x 3.91m)

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.

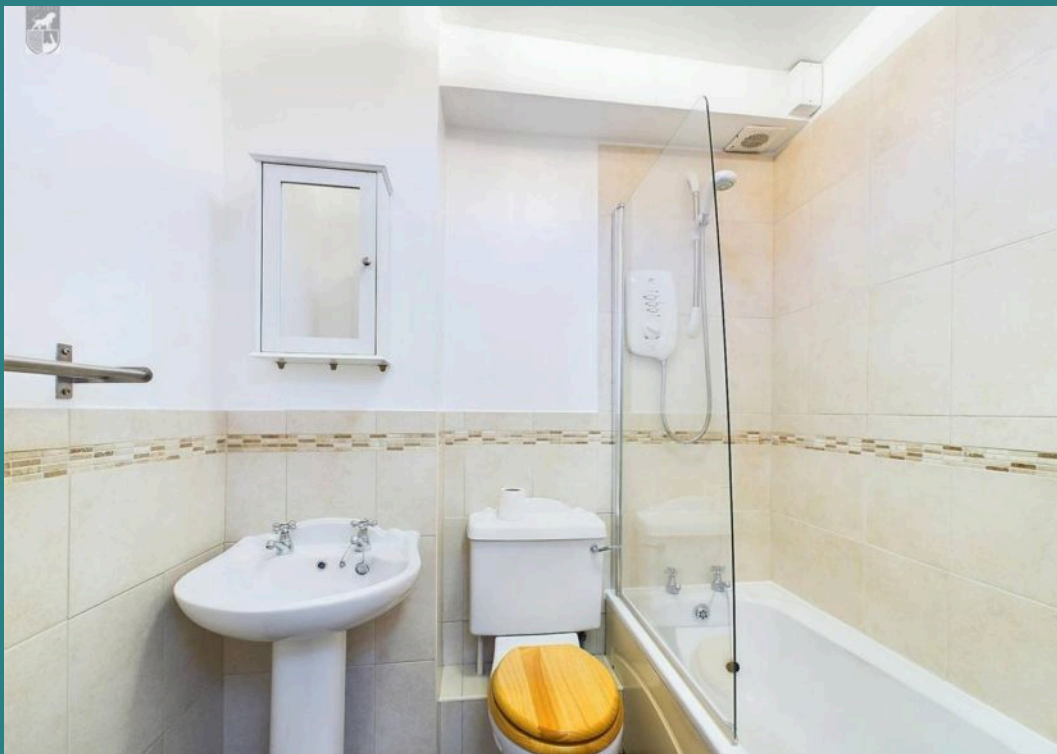
**BATHROOM**

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.









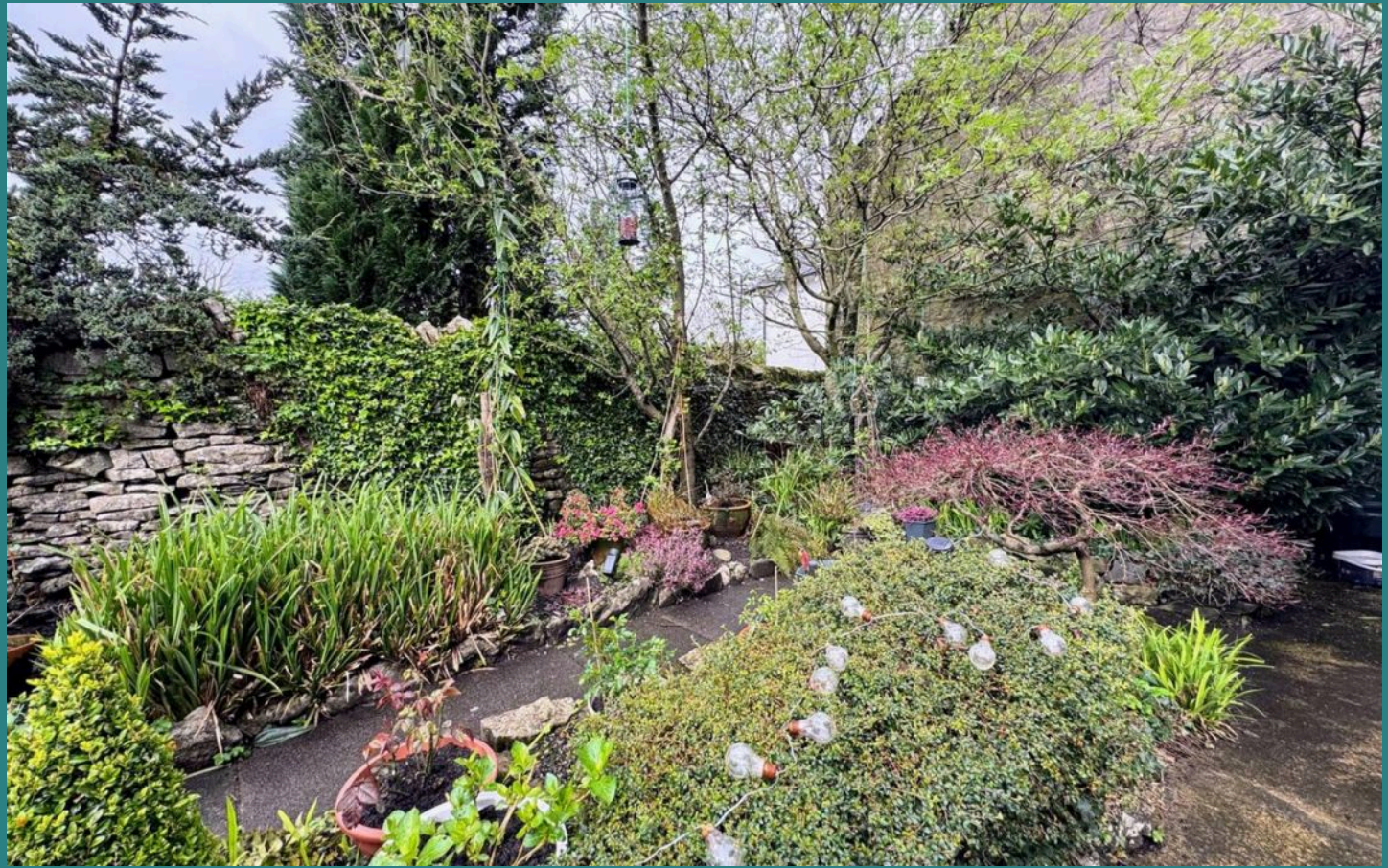
## COMMUNAL GARDEN

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.

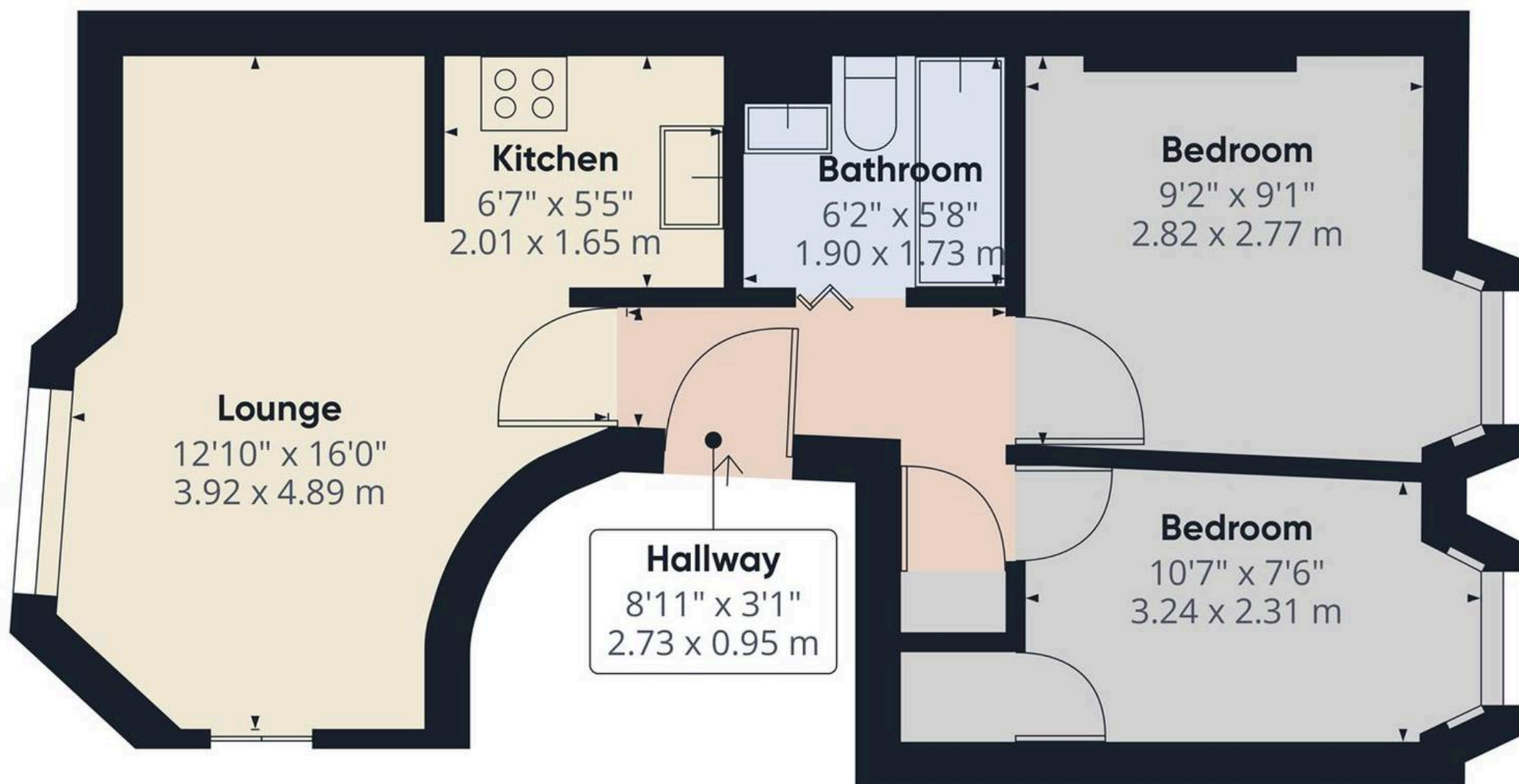
## PERMIT

1 Parking Space

Permit parking is available nearby.











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