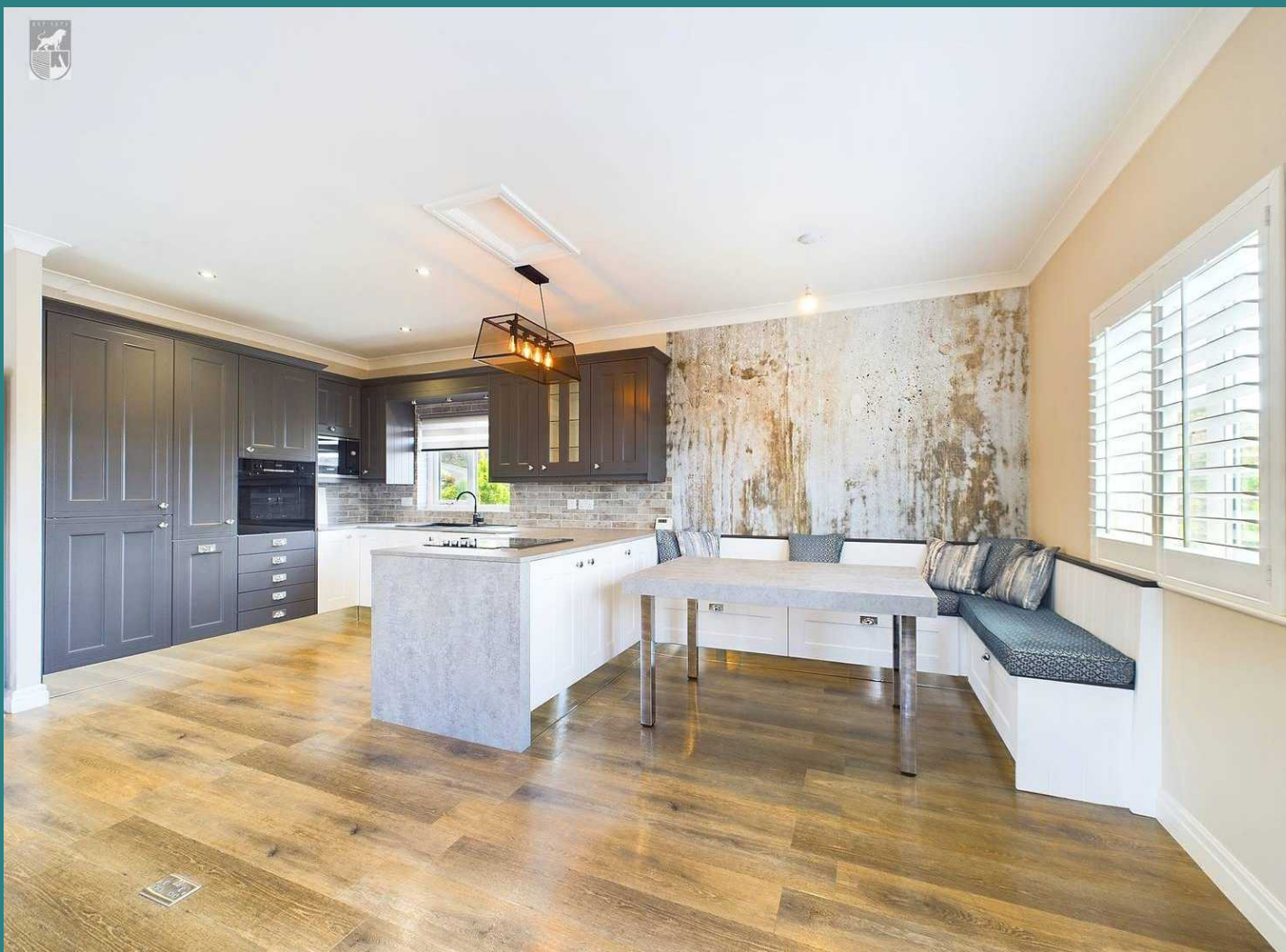




47 High Fellside, Kendal

Offers Over £250,000





## 47 High Fellside

Kendal, Kendal

Situated in the heart of Kendal's historic market town, this stylish 2-bedroom apartment offers a unique opportunity for those seeking contemporary living within a central location. Situated across three floors, the property boasts panoramic town views from the upper floors and the living space open plan creating an inviting atmosphere for entertaining and relaxation. Modernised to a high standard, featuring a sleek open plan living space; fitted with a high specification kitchen, dining area that is open aspect into the living room. The third floor locates a modern shower room and two double bedrooms. The apartment has a spacious feel benefitting from a private entry and the additional of handy and convenient landings perfect for creating a home office or reading area. The ground floor locates an integrated garage with power and light, plus driveway parking.

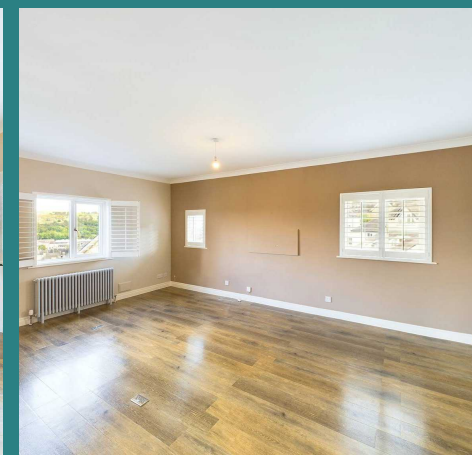
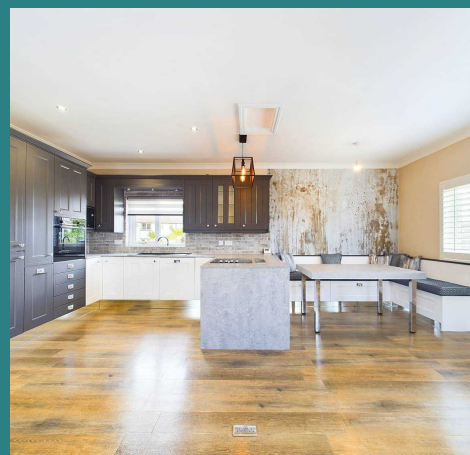
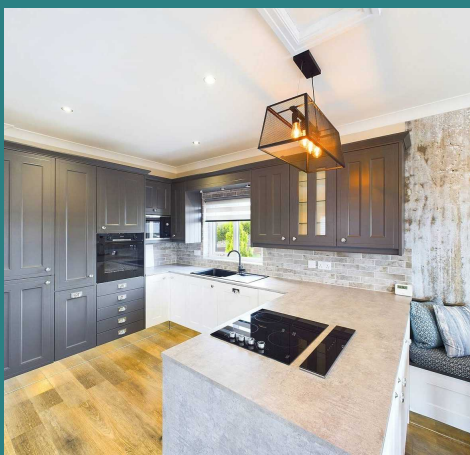
The sale is a chain-free sale, offering a spacious yet contemporary low maintenance layout, with the conveniences of the town centre. Please note running any type of business from the premises are restricted and holiday rentals are not prohibited.

Heading along Highgate through the centre of Kendal town, take a left at the traffic lights, continue up Beast Banks and look for the road named Belmont on the right, follow ahead around 200 yards and the property can be found on your left, as you turn into High Fellside. Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Open Plan / Living Room & Kitchen Diner

19' 6" x 19' 7" (5.94m x 5.97m)

Open plan living space with a contemporary feel open plan into the kitchen / dining area. Wood style floors, fitted dining area, with plenty of natural light.

### Bedroom One

Light décor, double in size with sort beige carpets benefitting from fitted storage.

### Bedroom Two

8' 11" x 13' 0" (2.72m x 3.96m)

Dual aspect bedroom with modern décor, sort beige carpets benefitting from fitted storage.

### Shower Room

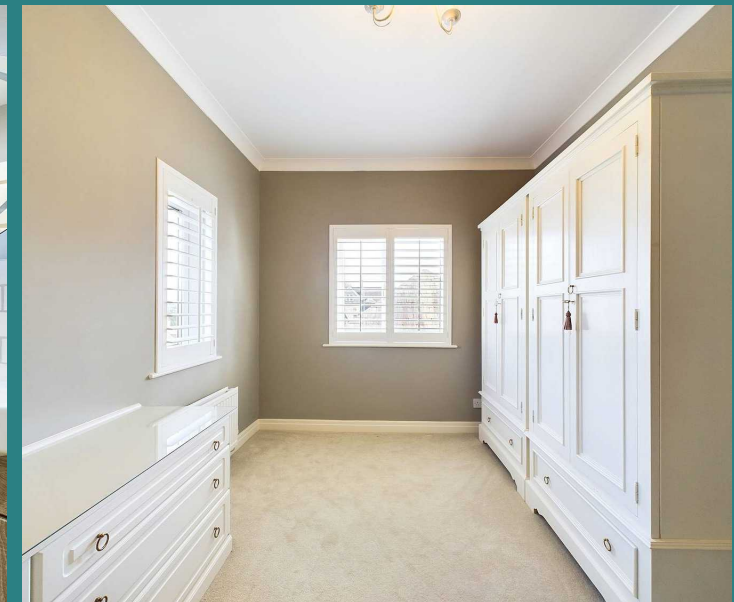
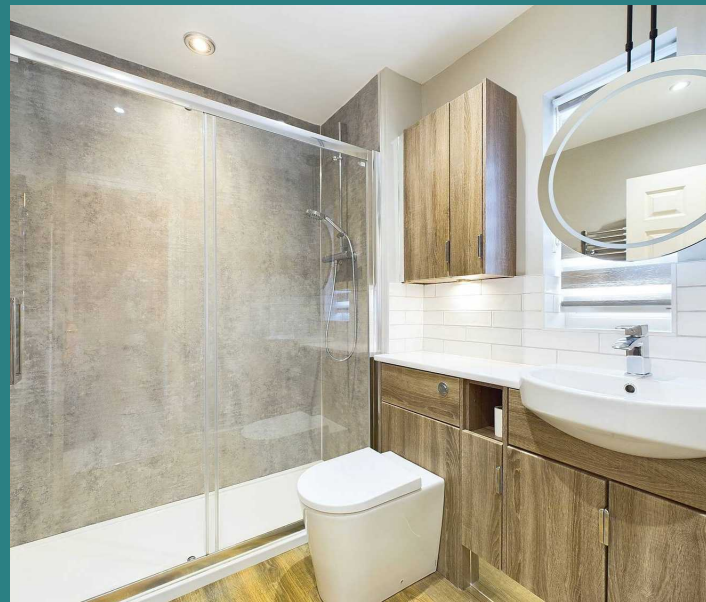
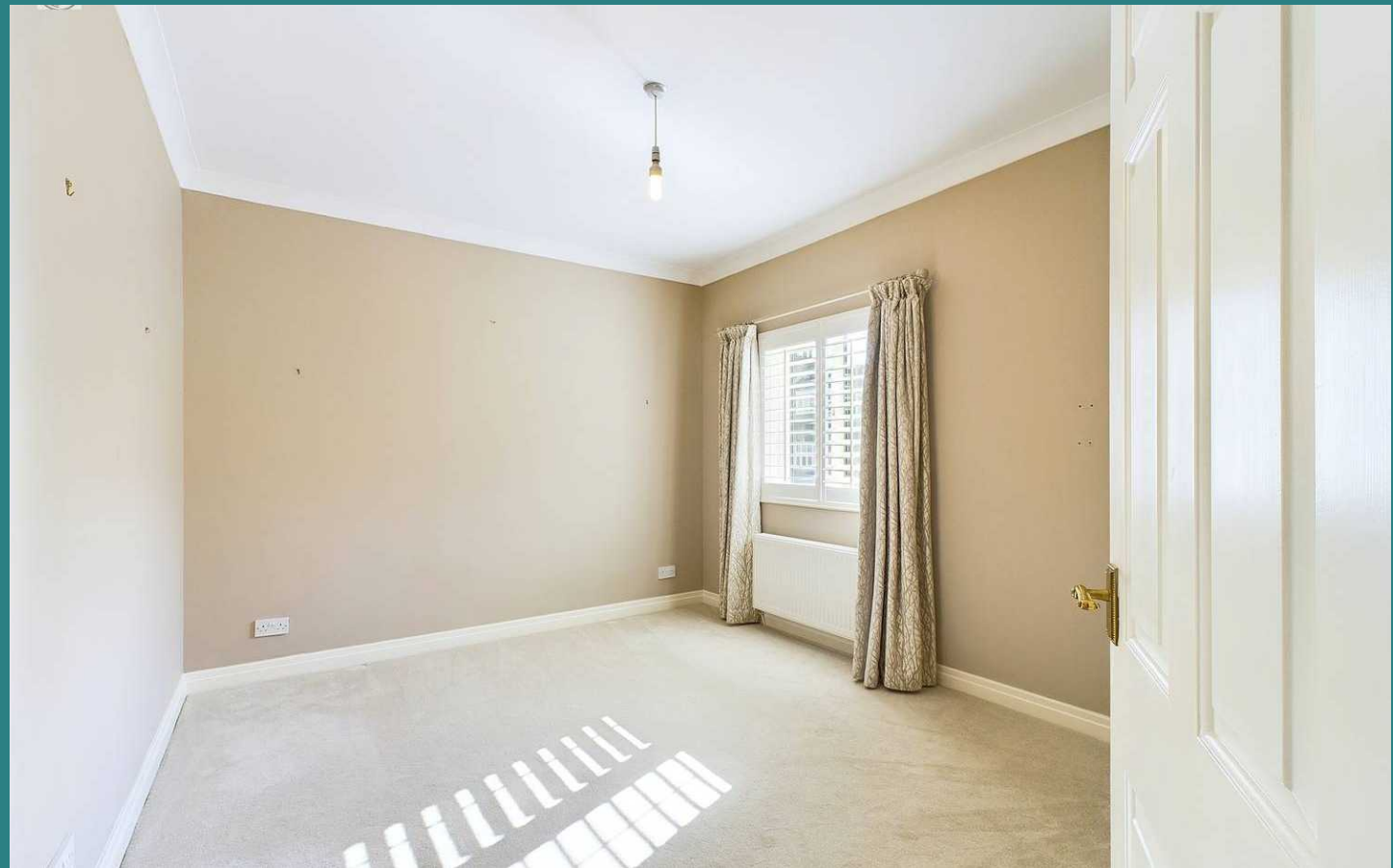
7' 1" x 6' 1" (2.16m x 1.85m)

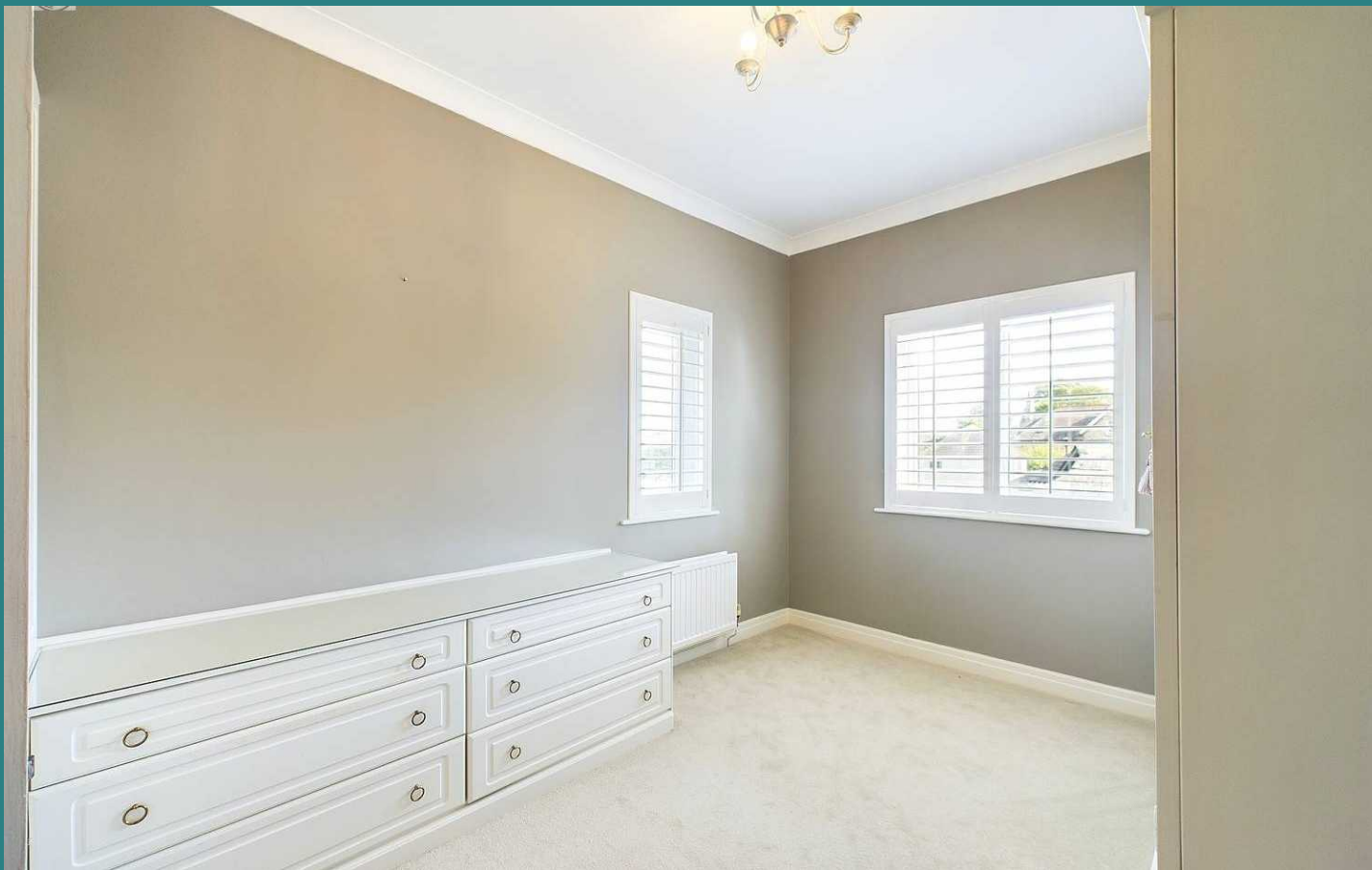
Immaculately presented, fitted storage, sink and worktop. Brickwork tiled splash-back. Walk-in shower with panelled walls. Wood style flooring, spot lighting.

### Garage

19' 9" x 10' 3" (6.02m x 3.12m)

Ground floor electric roller entry fitted with power and light.





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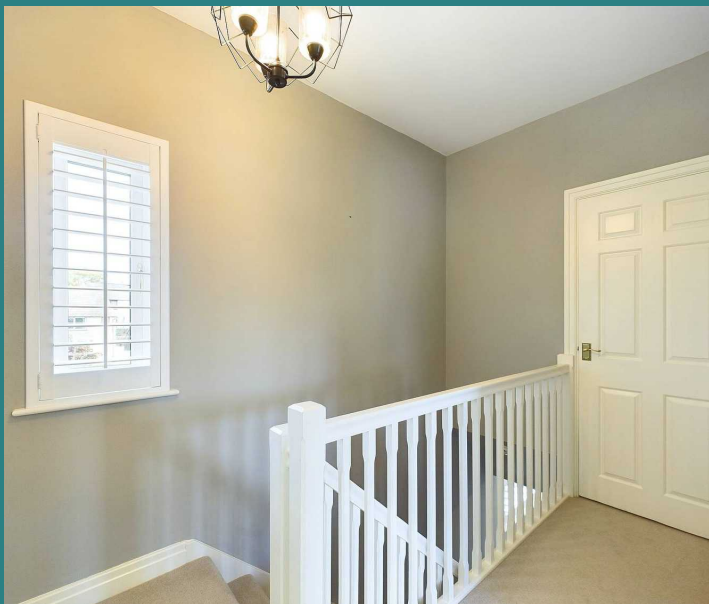
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## COMMUNAL GARDEN

Use of the seated communal garden. Views over the roof tops of Kendal towards the Town Hall. Steps entry to the centre of Kendal town.

## GARAGE

Single Garage

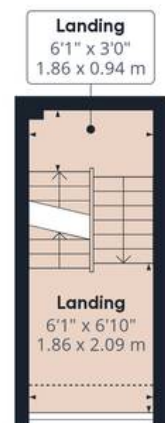
## DRIVEWAY

1 Parking Space

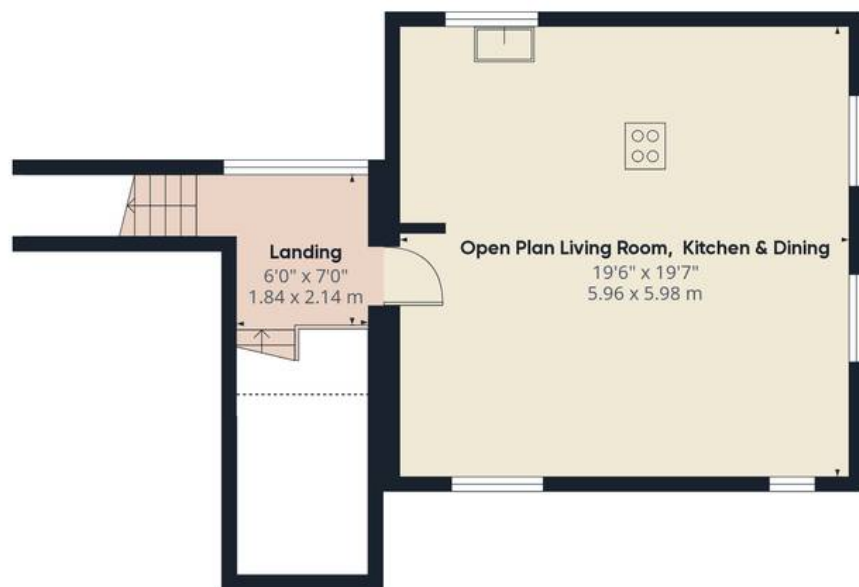




Ground Floor



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

1146.03 ft<sup>2</sup>

106.47 m<sup>2</sup>

**Reduced headroom**

54.68 ft<sup>2</sup>

5.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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