



**ARNOLD
GREENWOOD**



2a Lound Square, Kendal – LA9 7EF

Kendal

Guide Price **£165,000**

2a Lound Square

Kendal, Kendal

Nestled in a convenient location, this two-bedroom first-floor apartment presents an exciting opportunity for those seeking an elegant and modern living space. Renovated with meticulous attention to detail by its current owners. The Howdens bespoke kitchen and spacious living/dining room offers a comfortable setting for relaxation and entertainment that along with the added benefit of access to communal gardens makes this an ideal choice. With a host of amenities, restaurants, and transportation options just a stone's throw away, residents will find everything they need within easy reach. Don't miss the opportunity to make this apartment your new home. Offered for sale with no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Entrance

An external staircase leads up to the front door of the property.

Open Plan Lounge/Diner

This spacious open plan lounge/dining room has double windows to the front aspect. There is a door which leads to the kitchen, a door to a bedroom, and a further door which leads to the inner hallway.

Kitchen

This new Howdens bespoke kitchen has an oak worktop space, a Belfast sink, plumbing for a washing machine, a built-in dishwasher, a Lamona electric hob with an extractor over, a built in double oven and a built in fridge/freezer. There is also a window to the rear aspect.

Hallway

Doors open to the master bedroom & the bathroom. There are also bespoke built-in wardrobes.

Master Bedroom

This double room has a window to the front aspect and a cupboard which houses the Valliant boiler.

Bathroom

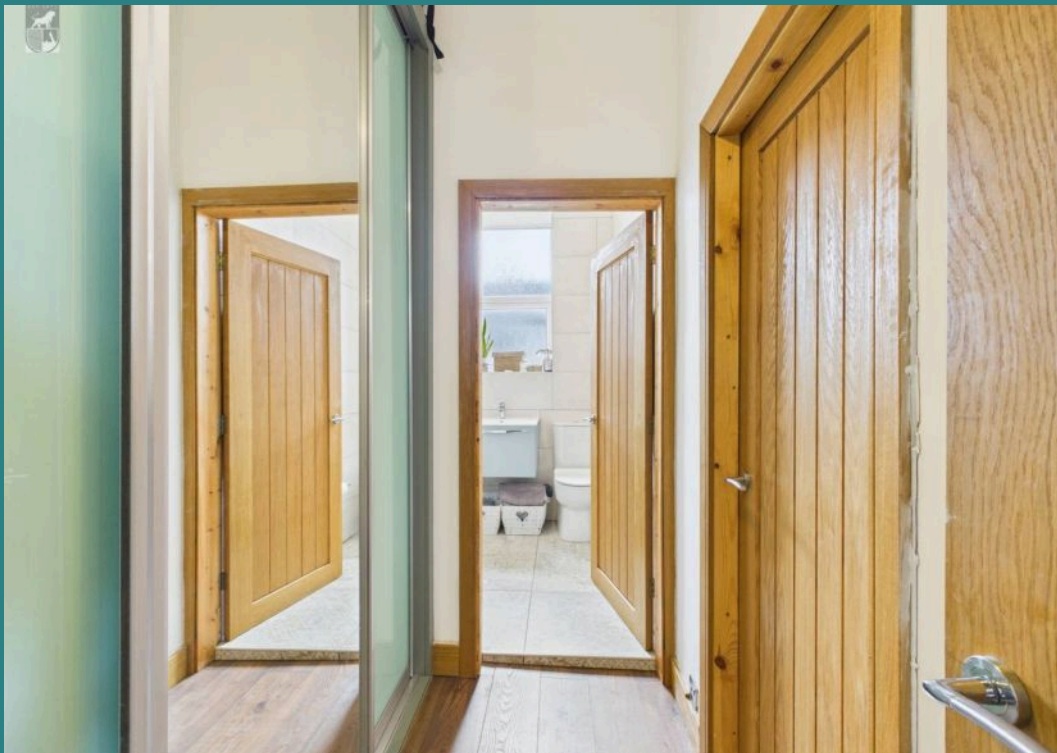
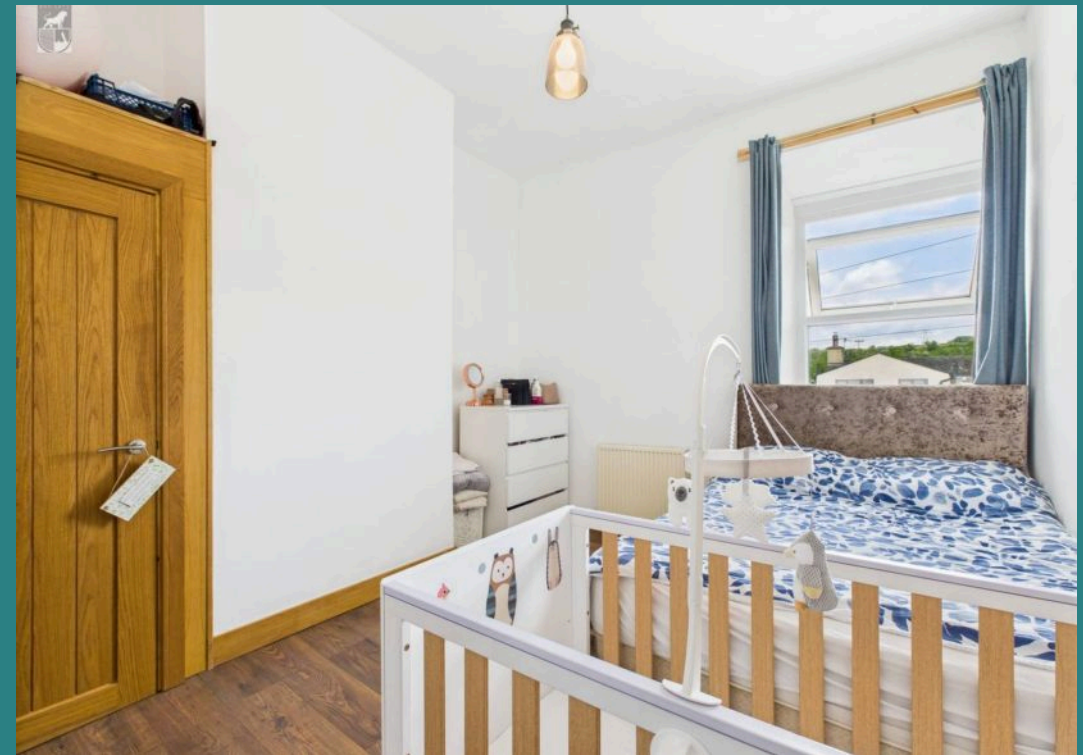
This suite comprises a bath with a waterfall shower, a vanity wash hand basin, a W.C., and a window to the side aspect.

Bedroom Two

A single room with a window to the front aspect.







COMMUNAL GARDEN

ON STREET





Approximate total area⁽¹⁾

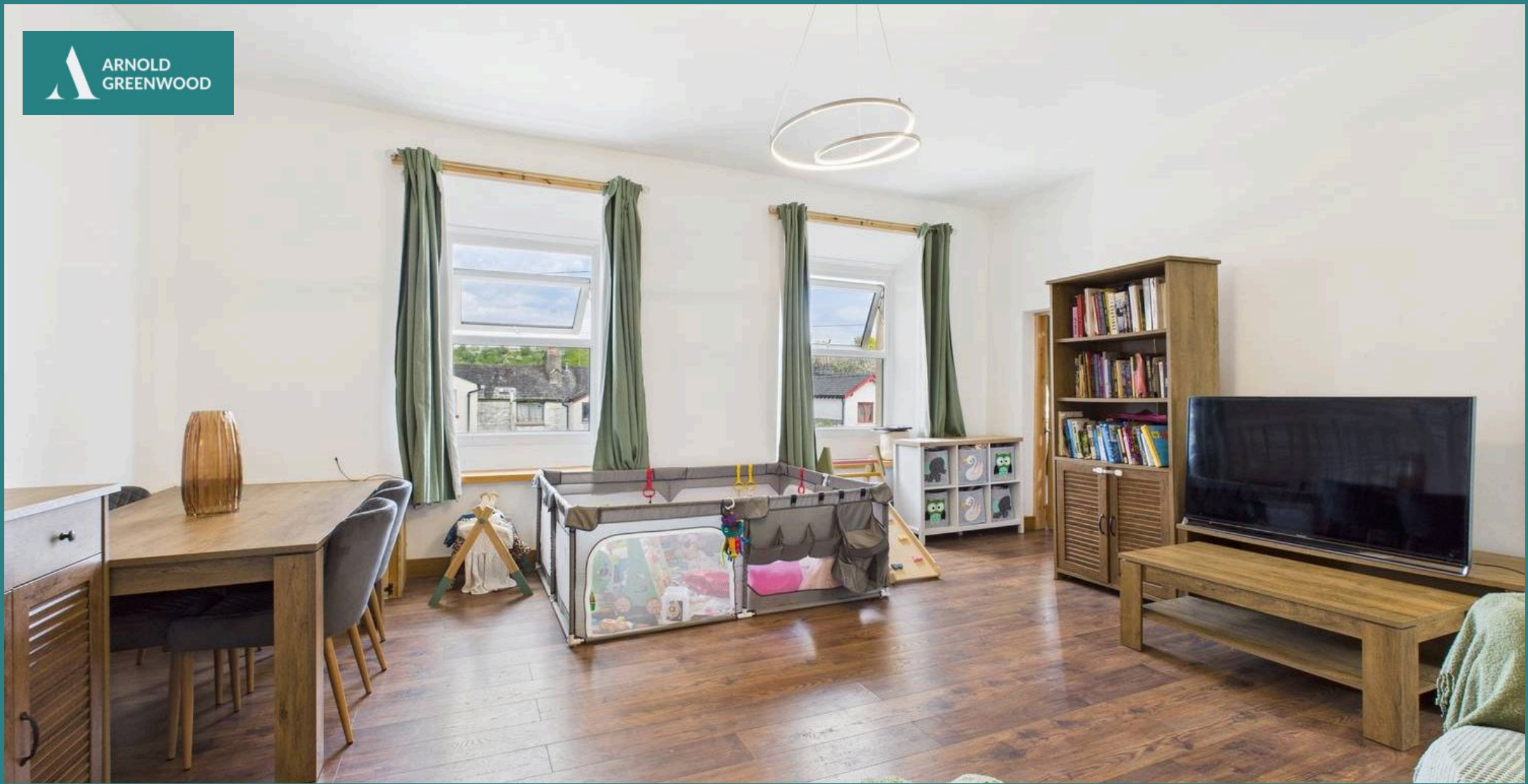
755 ft²

70.1 m²

(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.

Calculations are based on RICS IPMS 3C



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