

Flat 1, Yard 122 Highgate, Kendal

Cumbria

Guide Price **£125,000**



Flat 1

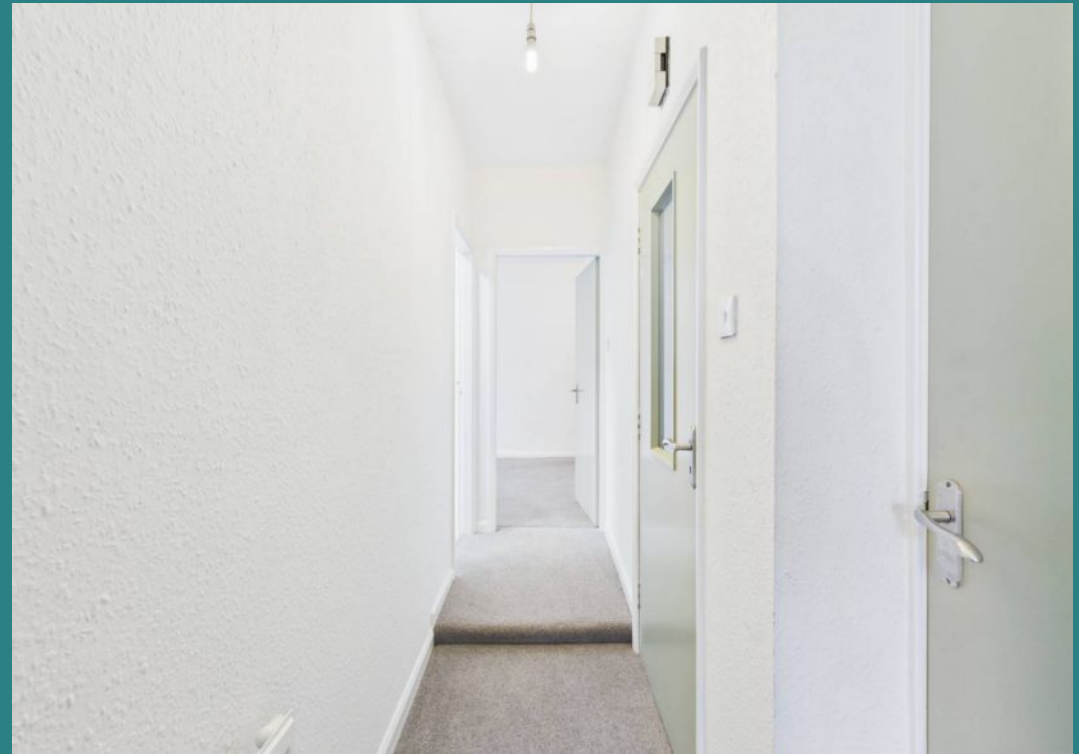
Yard 122 Highgate, Kendal

This beautifully presented one-bedroom flat blends historic charm with modern living, offering a unique opportunity for those seeking character and convenience. Ideally situated in a highly convenient town centre location, the property provides easy access to local shops, cafés, and amenities — perfect for those wanting to enjoy everything the area has to offer. Accessed via a private gated entrance and a picturesque cobblestone pathway, the flat boasts a stone exterior and period features, including large sash windows. The inviting reception room is enhanced by high ceilings and abundant natural light, creating a bright and airy atmosphere ideal for relaxing or entertaining. The open-plan layout ensures a seamless flow throughout the living space, while the neutral décor and newly fitted carpets provide a fresh, versatile canvas for personalisation.

The contemporary kitchen is a standout feature, complete with sleek modern units, integrated appliances, and attractive wooden countertops complemented by a stylish backsplash. Ample built-in shelving and storage solutions maximise practicality. The modern bathroom is finished to a high standard, featuring a newly installed shower unit, heated towel rail, and built-in storage for everyday ease.

Recently redecorated and re-carpeted throughout, the property also benefits from a new boiler still under warranty, ensuring efficiency and peace of mind. Being freehold and offered with no onward chain, this home is ready for immediate occupation.





Combining period elegance with contemporary comfort, this property would make an ideal first home or a fantastic holiday home.

Energy Efficiency Rating: D

Hallway

6' 8" x 3' 0" (2.04m x 0.92m)

Living Room

12' 6" x 16' 5" (3.81m x 5.01m)

Kitchen

7' 10" x 5' 7" (2.38m x 1.71m)

Bathroom

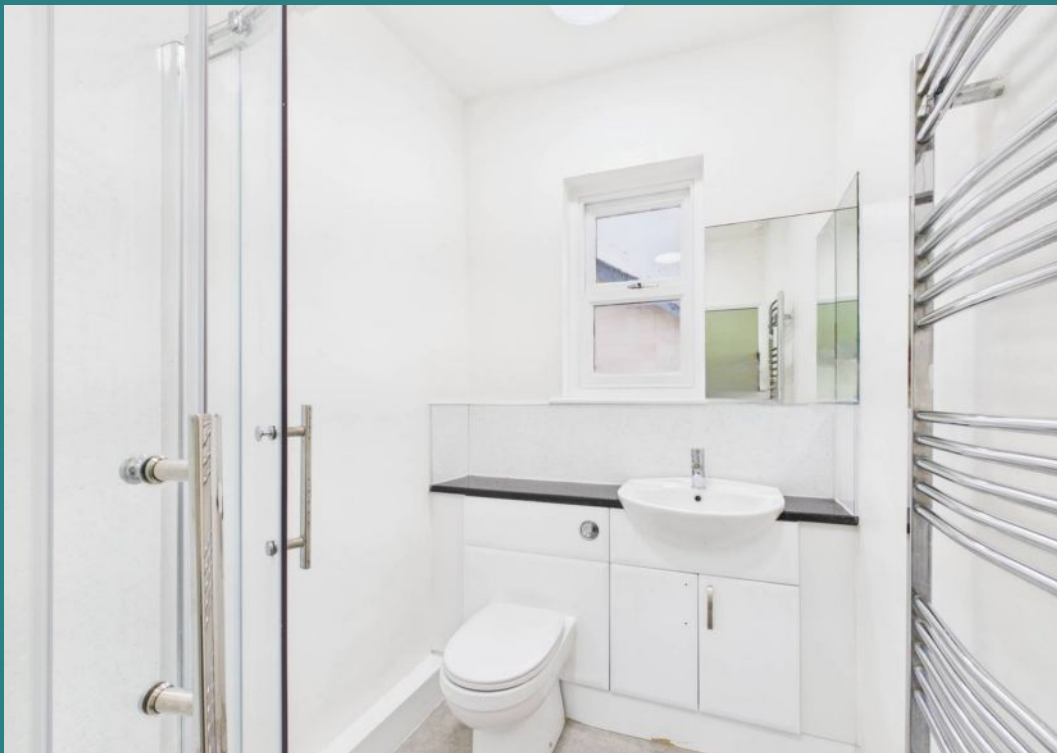
7' 9" x 5' 1" (2.37m x 1.54m)

Bedroom

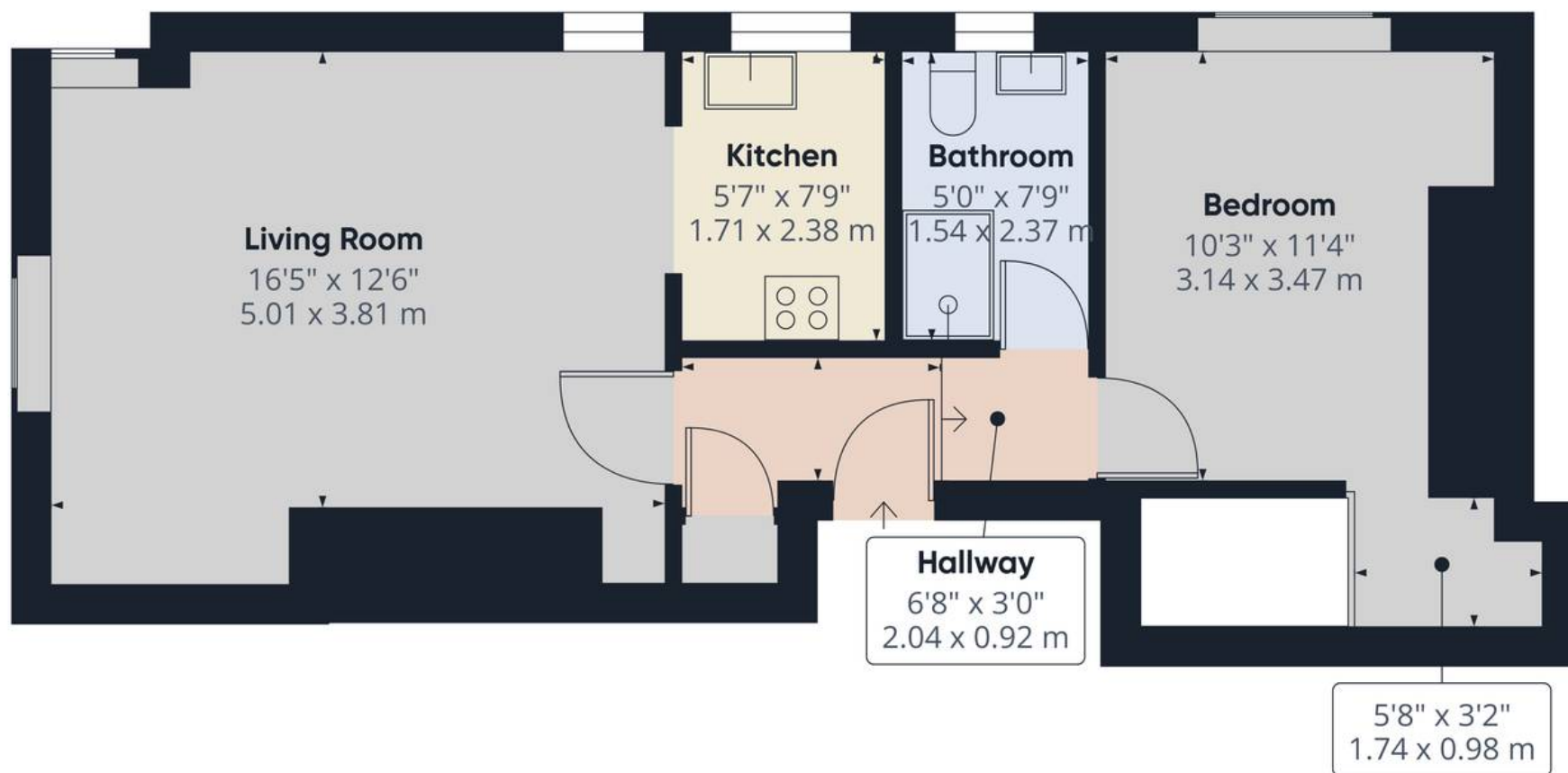
11' 5" x 10' 4" (3.47m x 3.14m)











Approximate total area⁽¹⁾

476 ft²

44.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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