



## Kentdale Road, Kendal

- Popular residential location
- Local occupancy applies
- First floor apartment with private entry
- One bedroom
- Spacious layout

- Shared use of the garden / Street parking
- Ideal renovation project
- Generously spaced kitchen dining room
- Separate living room
- Energy performance certificate awaited

**£70,000**

**Tenure: Leasehold**

**HUNTERS®**

HERE TO GET *you* THERE

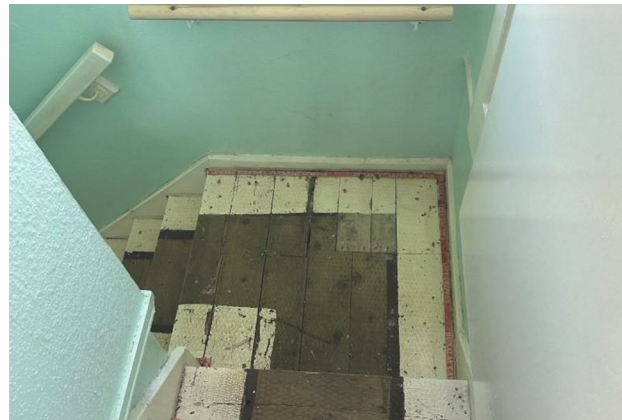
# Kentdale Road, Kendal

## DESCRIPTION

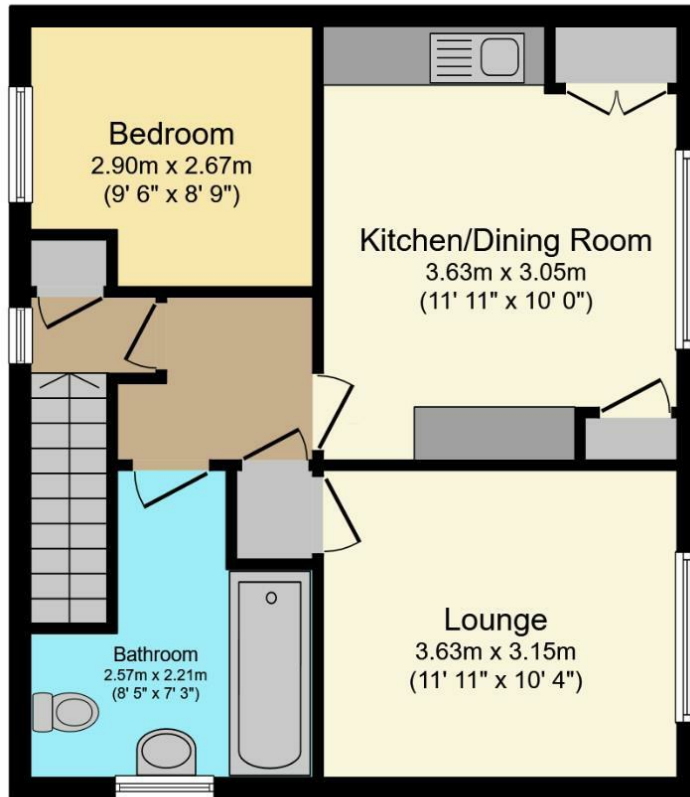
The ideal renovation project, first time buy or buy to let investment. Situated within a popular residential area close to facilities and Kendal town centre. The first floor apartment offers great potential and opportunity as an investment buy, being one of the most reasonably priced properties on the market within Kendal. Once renovated this property will return a monthly rental within the current market of £600.00 per month (local occupancy applies). The apartment has shared use of the garden. Living room, a generous dining kitchen, one bedroom and a three piece bathroom suite.



The property requires a full upgrade throughout, will be a great investment buy for those for looking for a project. Holiday rentals are restricted but 6 monthly rentals are allowed. Although the property has double glazing throughout the first floor, the apartment requires upgrades to electrics, fittings throughout and would benefit from central heating being installed, currently there is immersion heated hot water and a gas supply to the property.



Section 157 of the housing act applies to the property including a local occupancy clause. The new owner must have lived or worked within Cumbria for three consecutive years and there is a £177.00 application fee.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

86 Highgate, Kendal, LA9 4HE

Tel: 01539 816399 Email:

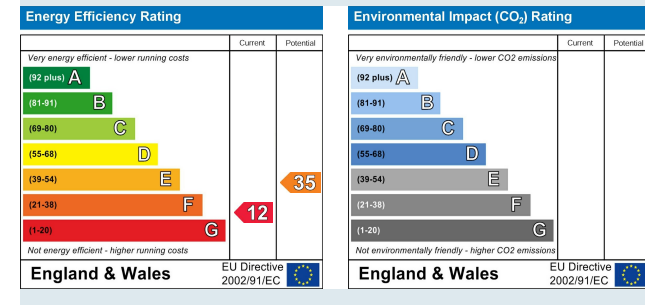
kendal@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE