



ODD-FELLOWS' HALL.

SOUTERGATE GALLERY
PICTURE FRAMERS

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Yard 115, Highgate, Kendal

£200,000

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Centrally located within Kendal's historic "main street", "Highgate". The striking Georgian property was converted into five luxury apartments back in 2007. Offering a modern and contemporary feel throughout, whilst retaining its original elegant entrance hallway and central staircase. The second floor apartment which is offered for sale is spacious, with impressive valuated ceilings, open plan living area and its own private balcony, offering "panoramic views" towards Benson Knott, Kendal Castle and the Town Hall.

The layout consists of; two bedrooms offering vaulted ceilings, a three piece bathroom suite, plus master ensuite and an impressive entrance hallway, boasting "vaulted ceilings", "exposed beams" which leads to the superb "open plan" living area and "balcony" which offers superb views across the historic town of Kendal.

The apartment benefits from gas central heating, double glazing and a private management company to manage the building. Each leasehold apartment owns a percentage of the freehold of the property. Pets are allowed by request and acceptance from all occupiers and holiday rentals are restricted within the building.

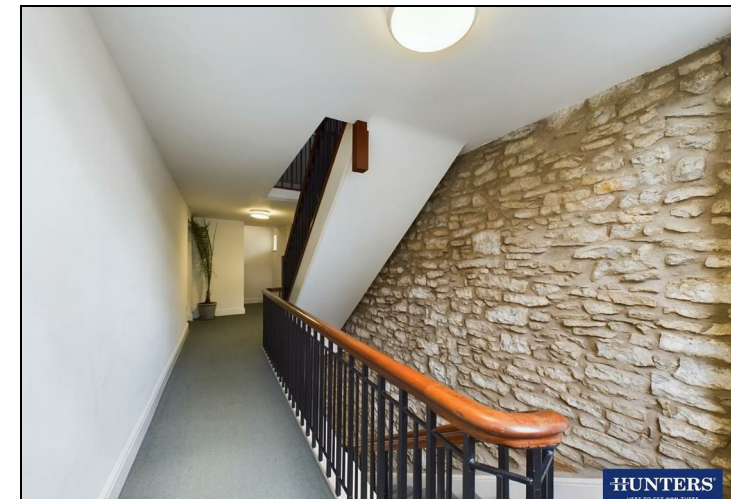
The monthly service charge is currently £110.00 per month, which includes the buildings insurance, communal electrical charges, maintenance of all communal areas and cleaning costs.

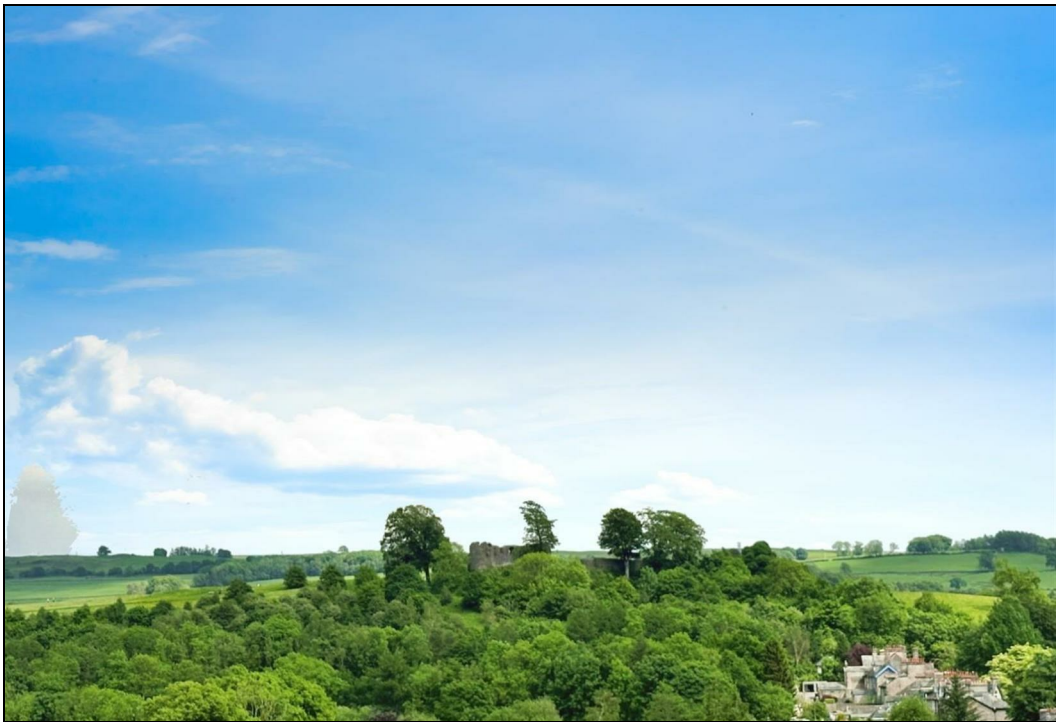
The penthouse apartment, offers breath-taking Kendal views and is situated within the heart of Kendal town, with shops, cafes and restaurants on the doorstep. Conveniently located opposite the brewery arts centre, being within minutes walking distance to Abbots Hall park and the "River Kent riverside walk".



KEY FEATURES

- Superb views across Kendal town
- Heritage Grade II listed building within Kendal's conservation area
- Original central staircase and entrance
- Private balcony with panoramic views
 - Private management company
- Vaulted ceiling with exposed beams
 - Open plan living area
 - Two bedrooms
- Bathroom suite plus / en-suite shower room
- Energy performance certificate awaited







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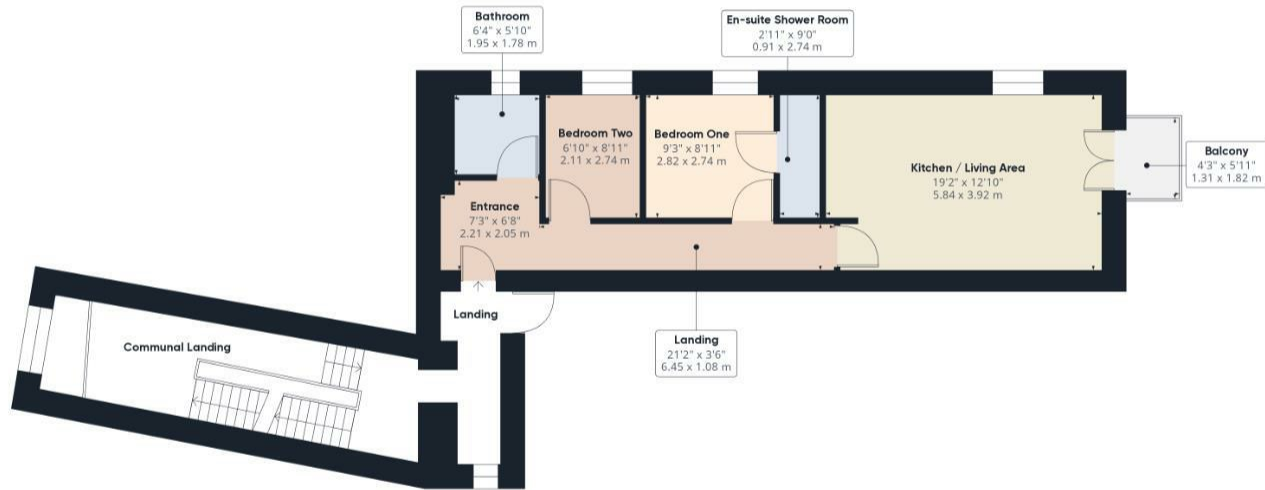
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Floor 2

Approximate total area⁽¹⁾
587.91 ft²
54.62 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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