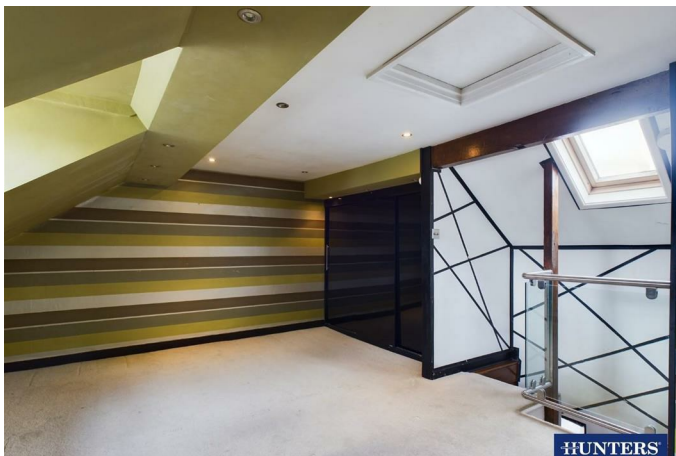
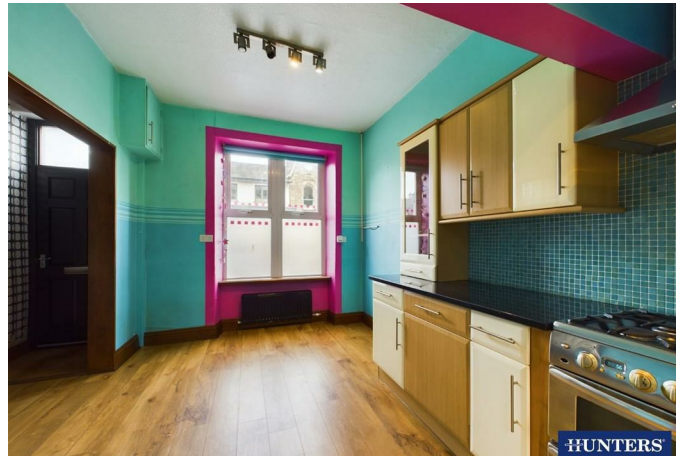
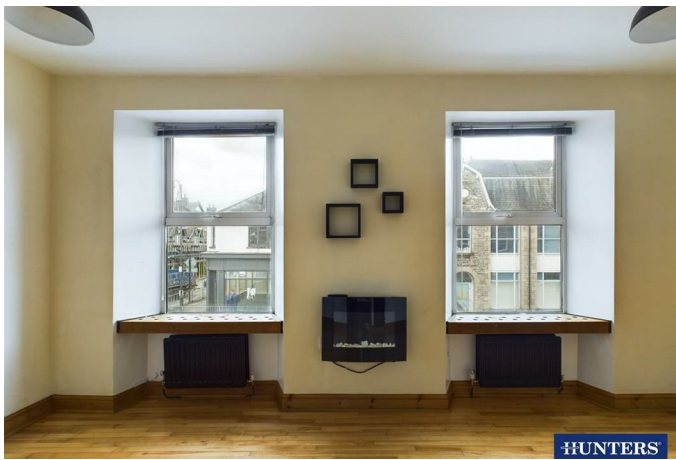




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### Thinking of Selling?

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Sale of a spacious one bedroom property in the centre of Kendal and all its amenities. A superb property for those looking for a place to enjoy all that Kendal and the Lakes has to offer, with a good sized kitchen/diner on the ground floor, lovely living room on the first floor as well as a bathroom, and on the second floor a large bedroom with plenty of wardrobe storage.**

**This is a lock up and go property from which to enjoy the social scene of Kendal with its many shops, bars and restaurants. Having been rented out for the last few years, there is the usual decoration to carryout and then enjoy a generously sized home, and a wonderful for socialising with friends and family.**

**With double glazing and gas central heating and Council Tax B.**

#### Kitchen/Diner

On entering the property you walk into the Kitchen/Diner on the ground floor level. Fitted with a range of units at wall and base level and with contrasting work surfaces over and plenty of space for either dining table or day room settings. There is a gas cooker and electric oven, a sink and drainer, and space and plumbing for a washing machine. Provides access to the rear for bin storage via a secure door controlled by a security key access for added security.

#### Living Room

The living room is located on the first floor, accessed from the steps rising from the kitchen/diner. This is a bright and airy room with plenty of natural light from the two windows to the front elevation. With an attractive wood floor and electric wall heater.

#### Bathroom

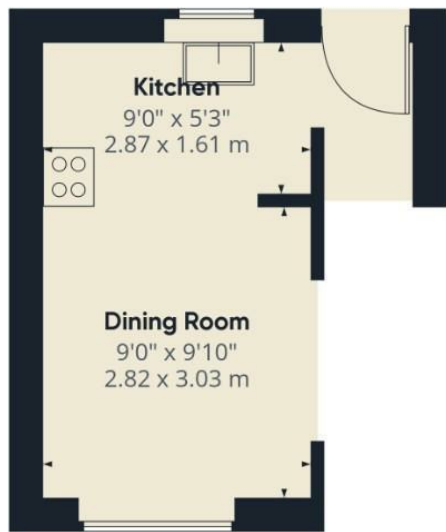
Located in the first floor and with a bath with shower over, wash-hand basin in a wall hung vanity unit, and WC.

#### Bedroom

Moving onto the second floor you find a large bedroom with large wardrobe behind sliding doors providing plenty of storage for hanging clothes and storing away items.

#### Outside

This is a low maintenance, lock and go type property and to the rear there is the right to store bins with access to the front street via a secure gate.



Ground Floor



Floor 1



Floor 2



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

649.82 ft<sup>2</sup>  
60.37 m<sup>2</sup>

**Reduced headroom**

23.79 ft<sup>2</sup>  
2.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

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.

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