

HUNTERS[®]

HERE TO GET *you* THERE



Chapel Court

Bankfield Road, Kendal, LA9 4LA

Offers Over £140,000





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

An opportunity to acquire and renovate a two bedroom, ground floor flat located in a superb private setting on the edge of Greenside, one of Kendal's most desirable settings due to the wide open green spaces and the close proximity to the town centre. Set in a former Inghamite Chapel, the building was constructed in 1844 and converted into six individual flats in 1986.

You enter the grounds driving in between two stone pillars and sweep into the carpark, where each resident has an unallocated space. The impressive stone faced building sits behind green lawns and there are a collection of mature specimen trees. The outside boundary is marked by a high stone wall, creating an impressive and private setting.

The ground floor flat is offered without a chain and is in need of complete modernisation. Ready now for upgraded kitchens and bathrooms, the space internally is generous and there is huge potential to create a statement apartment with lateral living and close proximity to the town centre and it's many amenities. Alternatively it could be a great investment either as a rental property providing a regular income, or even a low maintenance second home.



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 OR LETTING?** If you are thinking of selling or letting 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.