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## Websters Yard

LA9 4HA

Offers Over £130,000



- Two Bedroom, Second Floor Flat
- Allocated Covered Parking Space
- Bathroom
- Attractive Yard Setting
- Council Tax Band B

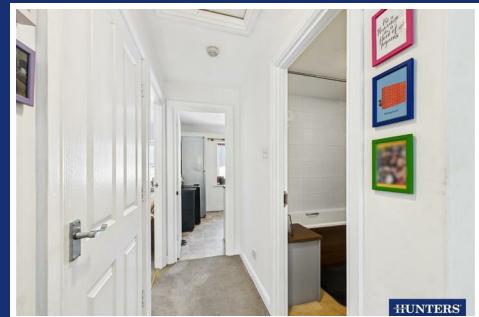
- Town Centre Location
- Living Room
- Electric Heating
- Double Glazed

Tel: 01539 816399

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This is a perfect flat for anyone looking for a secure town centre property with all important PARKING and this property has NO AGE RESTRICTION. With two bedrooms and located on the 2nd floor of the building, it is located in one of Kendal's most attractive Yards, built by Russell Armour in 1988. Located to the front of the Yard and with views over Highgate and excellent for all buyers and investors.

The accommodation comprises of; entrance hall which is accessed from a secure shared hallway, living room, two bedrooms, kitchen, and a bathroom. There is also a private covered parking space accessed just off Highgate.

The property benefits from being double glazed and it has electric heating.

Kendal is packed full with bars, restaurants and cafes and is a vibrant town with lots to offer socially. There are many independent shops, local schools, and excellent access to the M6 at junction 36 and to the main West Coast Rail Line at nearby Oxenholme.

The property is offered on a long lease, 999 years from the 1st of April 1989. We are advised the current management charges are £1,119.50, payable quarterly. There is also a £500 sinking fund contribution. Holiday lets are not permitted.

## Entrance Hall

You access this second floor flat by ascending up two floors via a metal staircase and then walking into a secure communal hall. Entering through the front door of the flat you find the entrance hall which provides access to all the accommodation.

## Living Room

This room has two attractive niches sitting either side of an electric stove and offer plenty of room for lounging and for dining. With a window overlooking the front street.

## Kitchen

Fitted with a range of cabinets at wall and base level and with contrasting worksurfaces over. There is an inset electric hob with a recirculating extractor over, an electric oven, space and plumbing for a washing machine, and space of a tall fridge-freezer. You will also find an inset one-and-a-half bowl stainless steel sink and drainer and an electric plinth heater for warming up on a cold morning.

## Bedroom One

A good sized room with plenty of space for a double bed and bedroom furniture.

## Bedroom Two

The second bedroom is smaller, but can still accommodate a double bed though is best described as a single room.

## Bathroom

Comprising of a bath with electric shower over, a pedestal wash-hand basin, low level WC and chrome towel rail. Tiled to the splash areas.

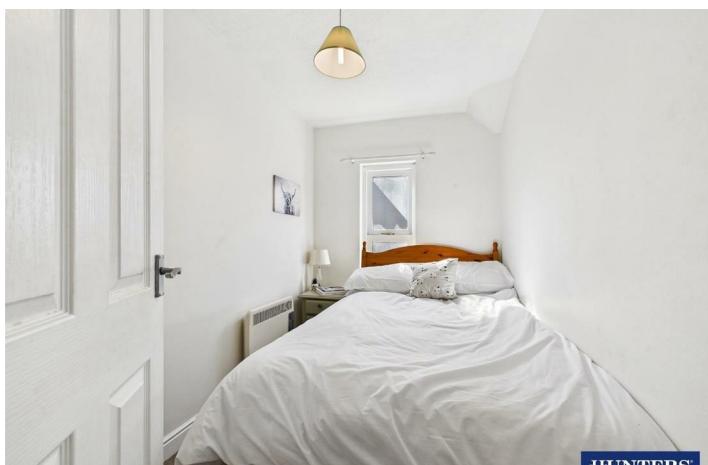
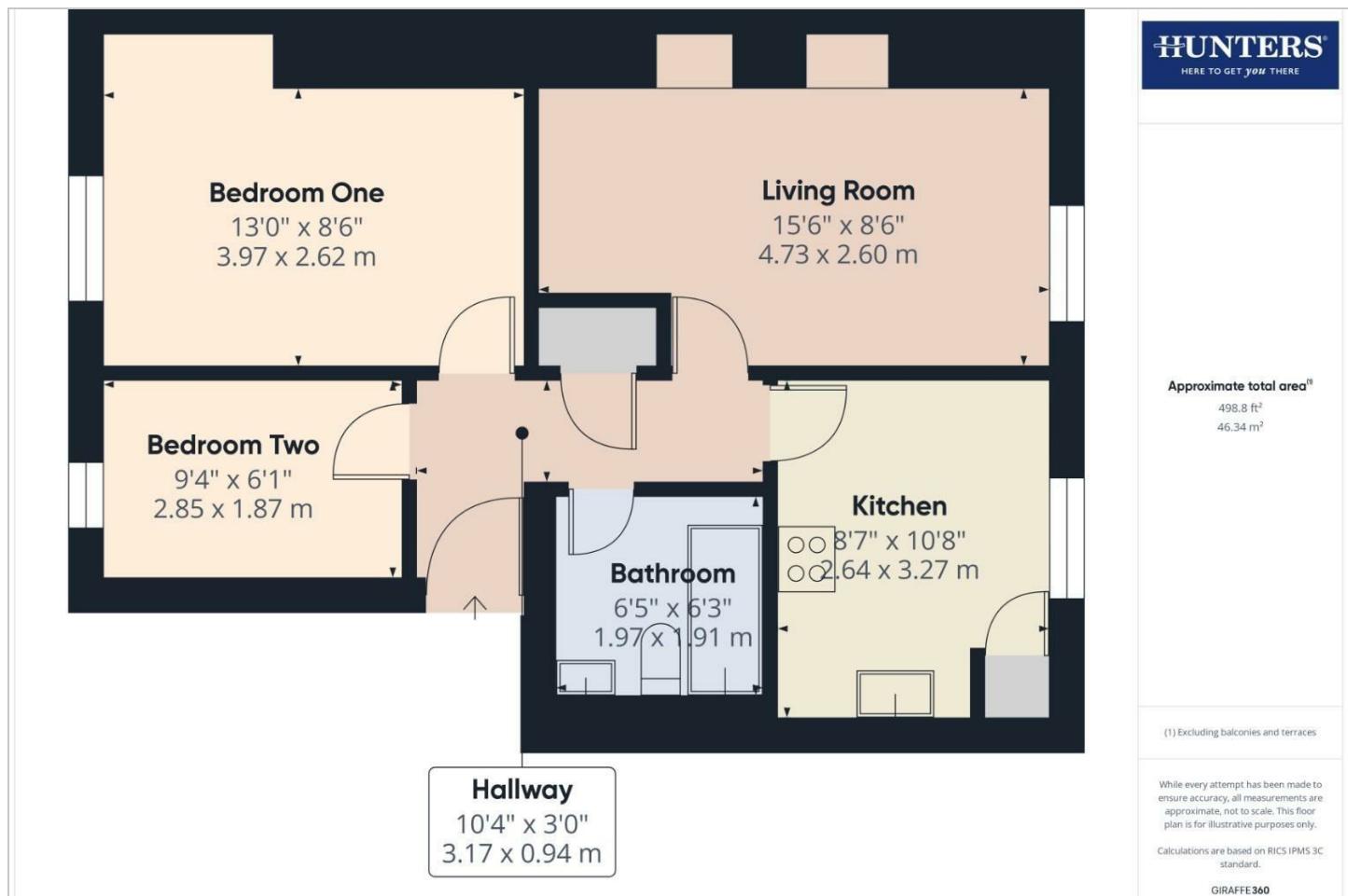
## Lease Information

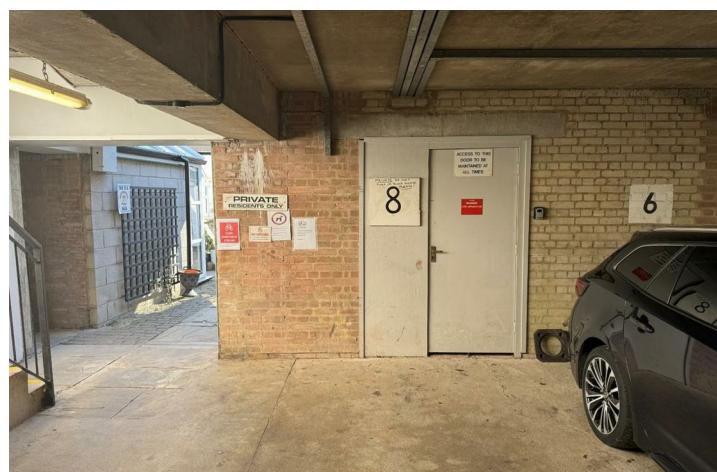
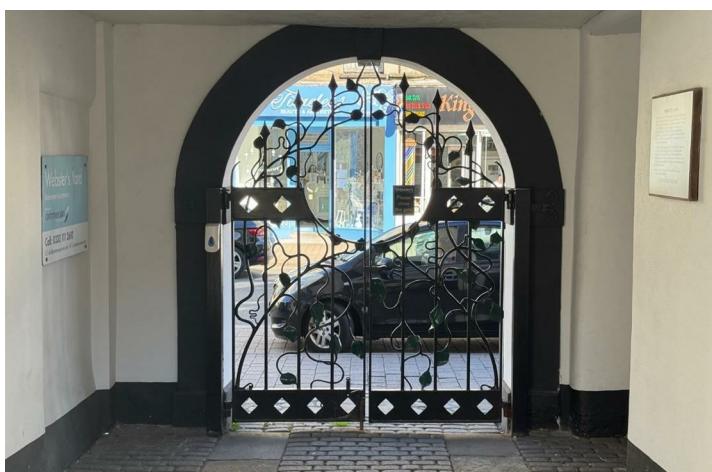
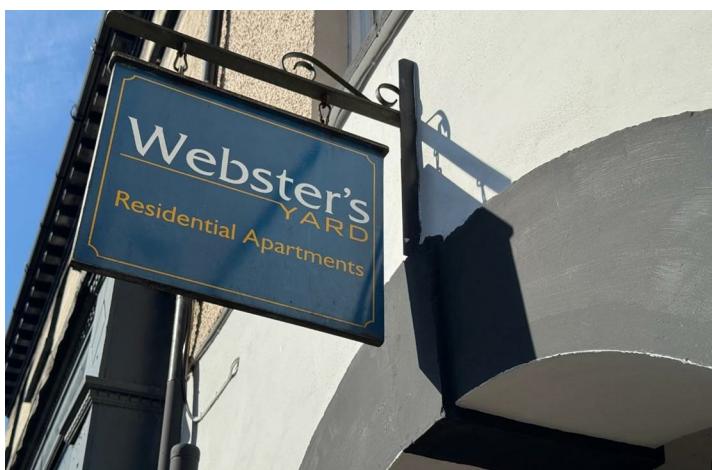
On a long lease, set up 1st of April 1989 and with 964 remaining. The current annual charges as of March 2025 are £50 ground rent, and a management fee of £1119.50 which is paid in quarterly instalments. There is also a £500 sinking fund contribution. Please be advised that the lease does not permit the flat to be used as a holiday let.

## AML

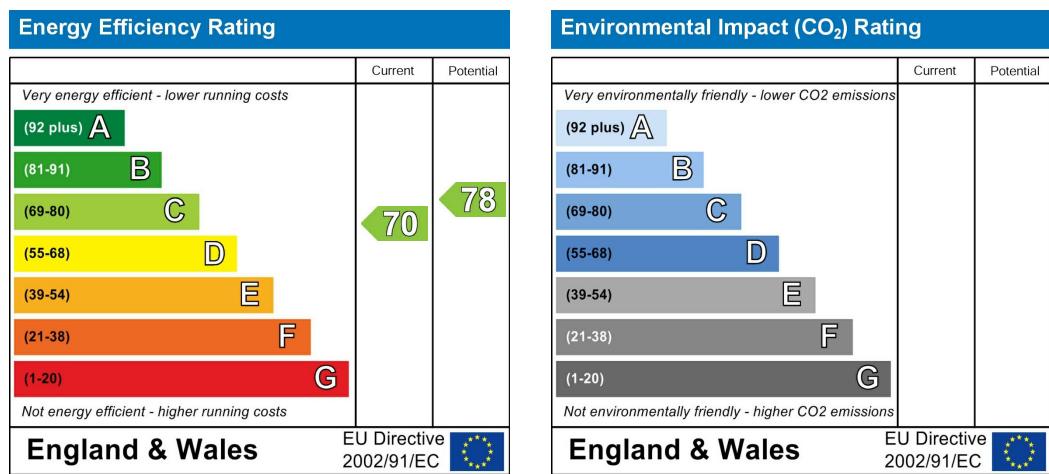
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Floorplan





## Energy Efficiency Graph

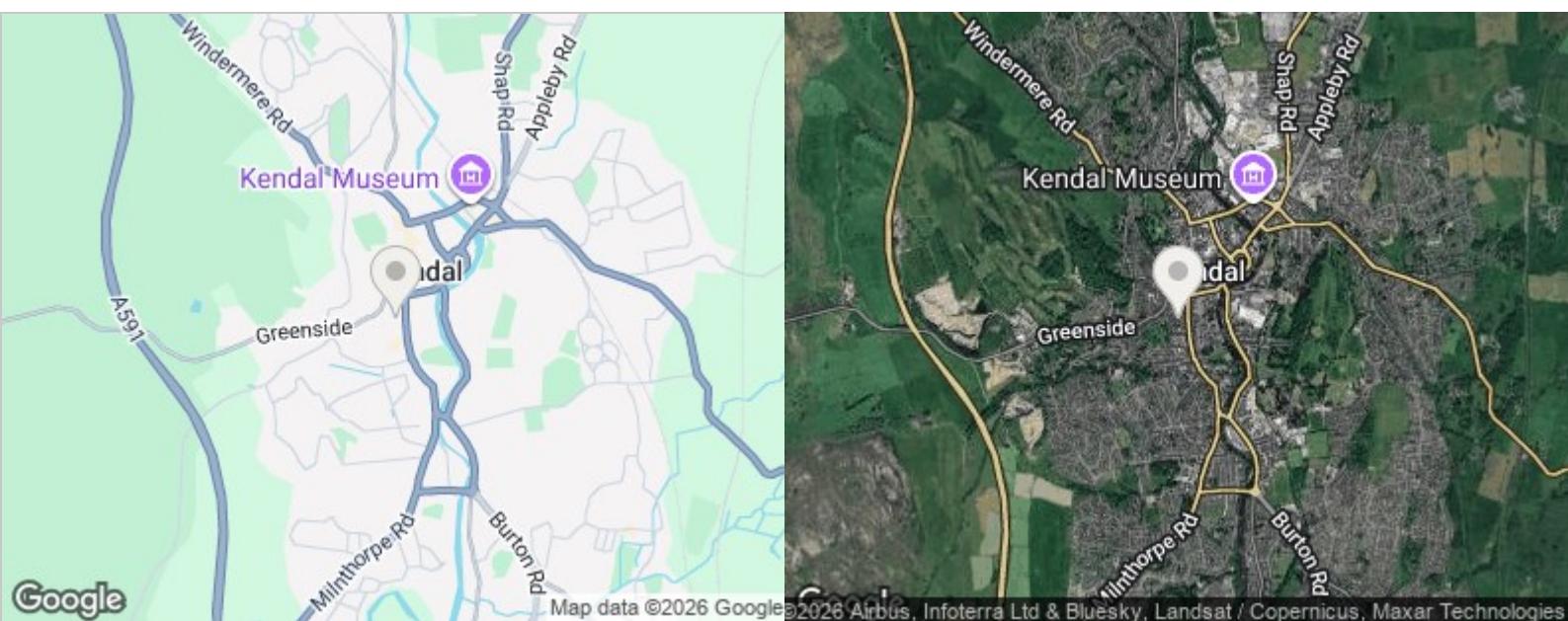


## Viewing

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

Road Map

Hybrid Map



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

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