



## Waterside, , Kendal, LA9 4EX

- Two Bed Maisonette
- In need of modernisation
- Living Room
- River Kent Views
- Double Glazing, Gas Central Heating
- Secure Communal Entrance
- Offered without a chain
- Large Kitchen Diner
- Great Investment - 7.6% Gross Yield
- Council Tax Band A

**Offers Over £100,000**





# Waterside, , Kendal, LA9 4EX

## DESCRIPTION

Sale of a two bed maisonette in the heart of the town overlooking the River Kent. Offered without a chain, this is a flat that is ready for refurbishment and a contemporary make over and is ideally suited to a first-time buyer or an investor landlord looking to add to their portfolio.

The maisonette is accessed via a secure entrance either by using an electronic fob or being buzzed in by the intercom from the flat. Then it's up a flight of stairs before stepping onto an open balcony area and then onwards to the flat entrance. Once inside you will find an hallway, kitchen/diner, and living room on the lower level and then upstairs there are two double bedrooms and a bathroom.

The front rooms (Living Room and Bedroom One) have lovely open views to the river and the property has the benefits of double glazing and gas central heating. The flat is competitively priced to reflect the need for updating and for landlords, a rent in the region of £800 should be possible after refurb giving you a gross yield at purchase of 7.6%

Being centrally located to the town centre you have a wide offering of restaurants, cafes and bars on your doorstep as well as many independent shops and convenience stores. A little further afield there are several supermarkets and schools serving the town and transportation links by road and rail are assured with connection to the M6 and the main West Coast rail line all within easy reach.

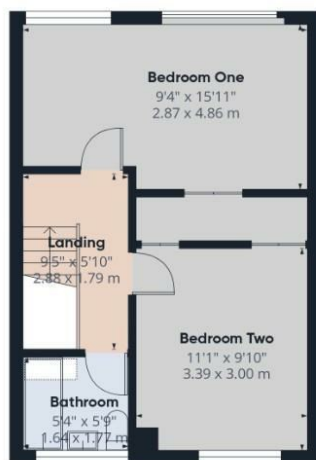








Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE

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

699 ft<sup>2</sup>  
64.9 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

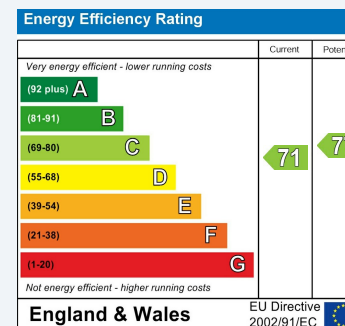
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

### Viewings

Please contact [kendal@hunters.com](mailto:kendal@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.