



PRICE £165,000

**FLAT 1 OLD SHAMBLES, FLEECE INN
YARD, HIGHGATE, KENDAL,
CUMBRIA, LA9 4TA**

An immaculate and stylishly presented first floor apartment, centrally located within the popular market town of Kendal. The property has been superbly upgraded and modernised throughout to provide a contemporary open plan living room, two double bedrooms and a separate bathroom. Complete with allocated parking, this property will appeal to first time buyers, couples or rental investors. No Upper Chain.



2



1



1



Allocated
Parking

Open Plan Kitchen/Lounge/Diner



DIRECTIONS

satnav users enter: LA9 4TA

what3words app users enter: cherry.teams.voted

LOCATION

Tucked away in one of Kendal's many historic yards, 1 Old Shambles provides a convenient and central location to all of the town centre's amenities. These include independent retailers, a variety of eateries including cafes, pubs and restaurants plus banks and supermarkets. There is also a medical centre with a pharmacy and Brewery Arts Centre with a cinema, cafe and restaurant. The property is also conveniently placed for access to the bus station, train station and the bypass leading to the M6 motorway and the Lake District National Park.

DESCRIPTION

The apartment is approached via allocated parking for one car, and stone steps ascend to a secure communal front door.

A flight of stairs leads up to the private front door, which opens directly into the open plan living area. The room features a generous sized lounge/diner and a modern fitted kitchen.

The kitchen is equipped with a range of cream gloss, soft-close storage units and a complementary three-sided granite worktop. Fitted within the worktop is a single drainer sink with a mixer tap, and a four ring Cooke and Lewis electric hob with an extractor hood over and an electric oven/grill below. There is space for an American sized fridge/freezer and plumbing for a washing machine.

An opening from the lounge/diner leads onto a hall, with doors leading to two double bedrooms and a bathroom. The master bedroom is a spacious double room, bathed in natural sunlight from a large picture window. The room provides space for wardrobes and bedside tables.

The second bedroom is a good sized double, which has space for bedroom furniture. Both bedrooms feature multiple electrical sockets, a TV point and electric panel heaters.

The bathroom is fitted with a three piece suite in white, comprising of a bath with a wall-mounted mixer shower, WC and pedestal wash hand basin, surrounded by splash back tiling. A cupboard alongside the bathroom houses the immersion heater and provides space for household equipment, the cupboard can also be accessed from inside the bathroom.

Outside, there is an allocated parking space.

TENURE

Leasehold:-

Term: 999 years from (to be confirmed)

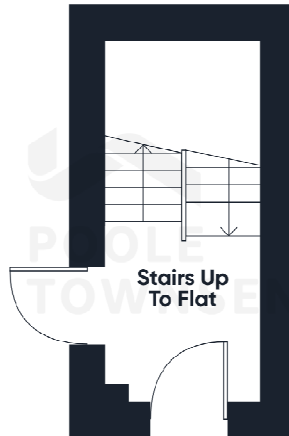
Ground Rent: None

Service Charge: £99 per annum maintenance charge to include stairwell lighting and allowance towards any roof repairs.

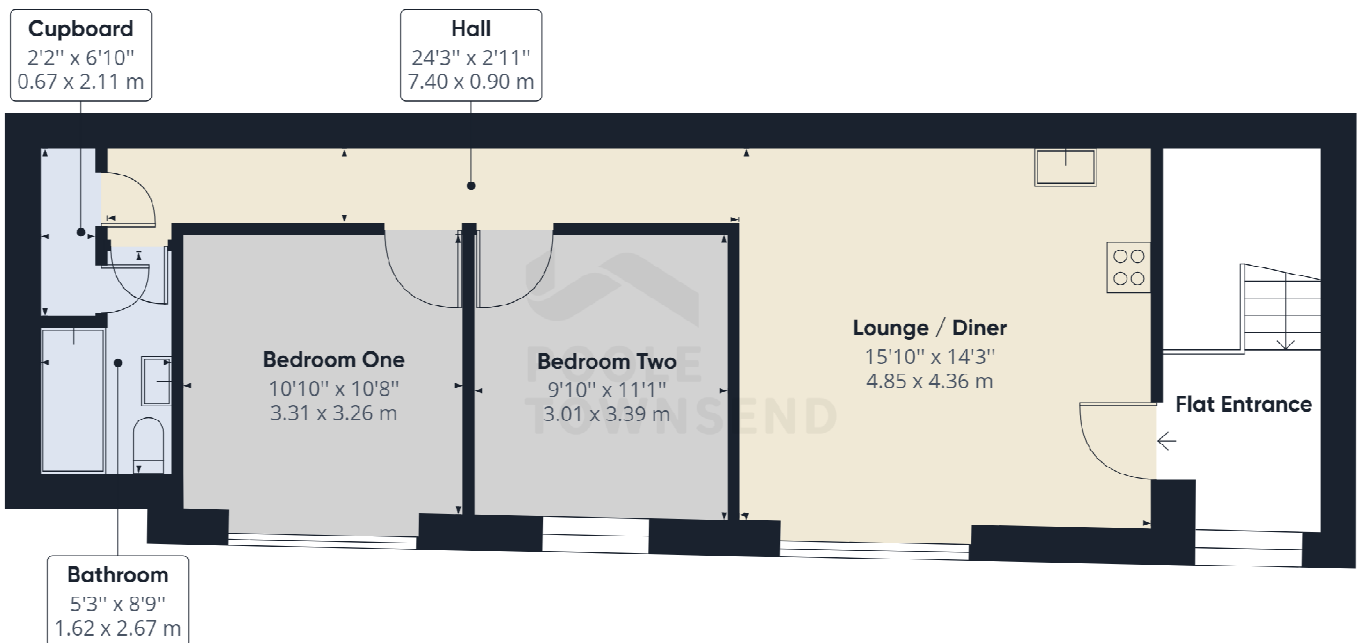
Restrictions: To be confirmed – please contact Kendal office on 01539 734455 for more information.



Property layout



Ground Floor Building 1



Floor 1 Building 1

Your viewing appointment is on _____

Additional information

Council Tax Band: TBC
Local Authority: South Lakeland District Council
Services: Mains electricity and water
Tenure: Leasehold

EPC Rating = E

Your mortgage arrangements

Poolle Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poolle Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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The photographs and images used to promote this property have been captured using a combination of a Giraffe 360 camera and/or a DSLR camera with a wide angle lens 10-20mm aperture or standard lens 18-55mm aperture.

Internet connection and speeds are available
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>