



Kendal

£140,000

6 Aynam Court, Aynam Road, Kendal, Cumbria , LA9 7EL

Forming part of a well-managed, small development, this well-presented first-floor apartment enjoys a convenient location within easy walking distance of Kendal town centre and views towards Fletcher Park and Kendal Castle. Benefitting from an allocated private parking space and well-maintained communal grounds, 6 Aynam Court offers an ideal opportunity for first-time buyers, investors, or those seeking a low-maintenance home close to local amenities.

Access to the building is via a secure intercom entry system, with stairs leading to the second floor.

Quick Overview

Well-presented first floor apartment
Walking distance to Kendal town centre
Secure intercom entry system
Spacious L-shaped living/dining room
Fitted Kitchen
Double bedroom
Modern bathroom
Allocated parking space
Ideal for first-time buyers, investors or
downsizers
Ultrafast Broadband speed*



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Ultrafast



Parking space

Property Reference: K7353



Entrance Hall



Hallway



Living Room



Living Room

The private entrance hall provides a welcoming introduction to the property and features two useful built-in storage cupboards, with access to all principal rooms.

The spacious L-shaped living/dining room is light and airy, benefitting from two windows that allow plenty of natural light to flood the space. The room also includes a telephone entry system.

The fitted kitchen has a range of wall and base units complemented by work surfaces incorporating an inset sink and drainer with coordinating part-tiled walls. Appliances include a Kenwood under-counter fridge and freezer, a Logik four-ring electric hob, plumbing for a washing machine and a wall-mounted Worcester boiler.

The double bedroom enjoys a pleasant outlook to the side and provides comfortable accommodation with ample space for bedroom furniture.

The modern bathroom is fitted with a three-piece suite comprising; a panelled bath with shower over, wash hand basin and WC. The room is finished with part-tiled walls, a tiled floor, heated towel rail and extractor fan.

Externally, the property benefits from attractive, well-maintained communal courtyard gardens together with an allocated parking space.

Offering an excellent combination of convenience, comfort and practicality, this appealing apartment is ready to move into.

Call today to arrange your viewing.

Accommodation with approximate dimensions:

Ground Floor

Communal Entrance Hall

Private Entrance Hall

Bedroom

9' 0" x 13' 1" (2.75m x 4.00m)

Bathroom

L Shape Living area

17' 5" x 17' 1" (5.32m x 5.21m)

Fitted Kitchen

9' 0" x 7' 0" (2.74m x 2.13m)

Parking: Allocated parking space.

Tenure: Leasehold - 999 years from 2013

Service Charge - £100 per calendar month, to include maintenance of internal and external communal areas.

Services: Mains gas, mains water, mains electricity and mains drainage.

Council Tax: Westmorland & Furness Council - Band B.

What3Words & Directions: [///spike.safety.clown](https://www.what3words.com/s/:///spike.safety.clown)

Situated just off Aynam Road the property can be found by following the one way system southwards and turning left off Aynam Road into Parr Street. Take the first right sign posted Whitton Terrace and then turn right into the private car park behind the flats.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



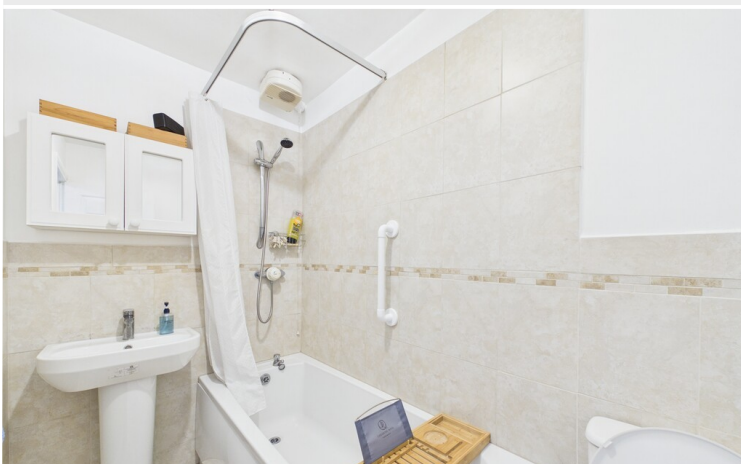
Dining Area



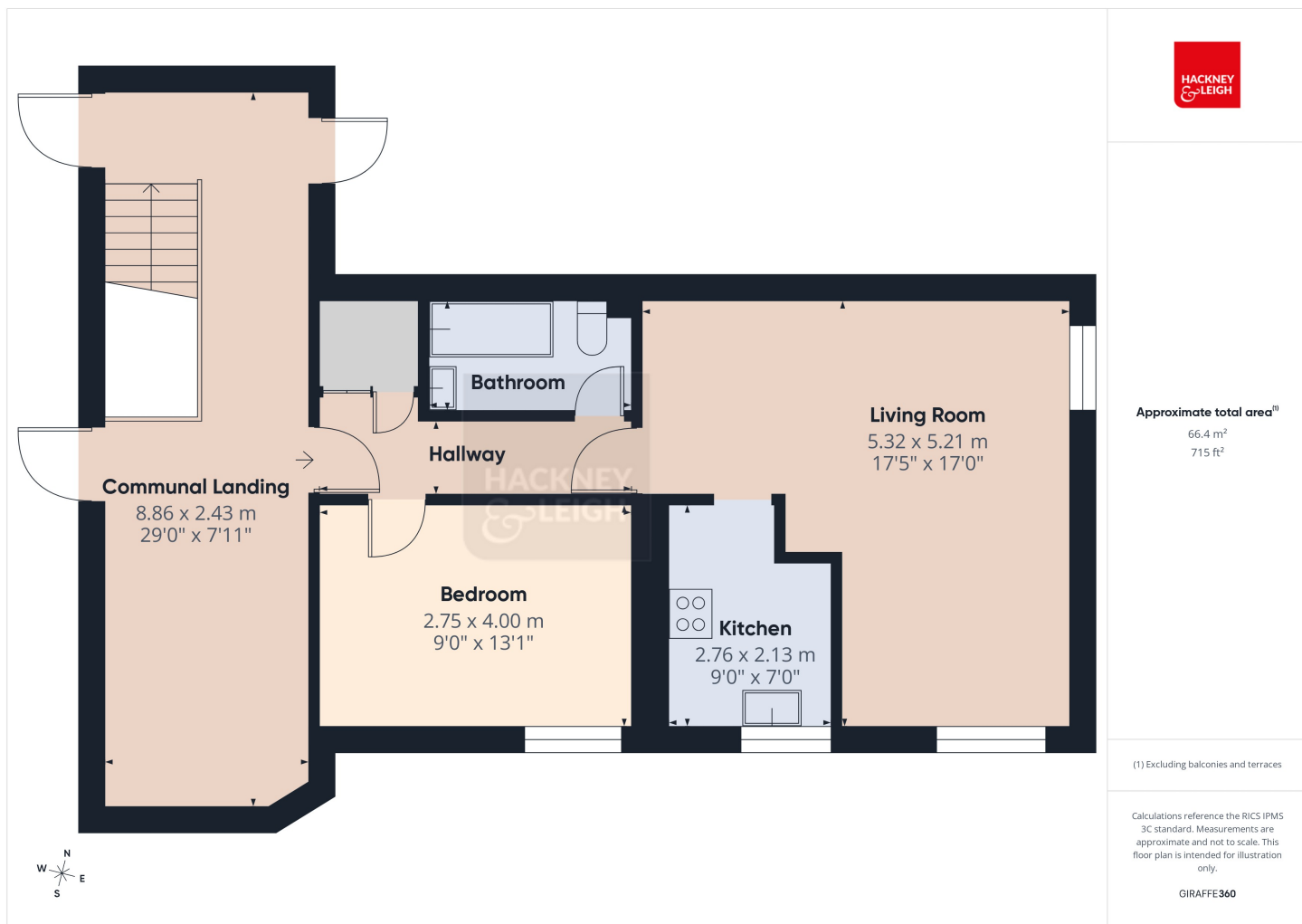
Kitchen



Bedroom



Bathroom



A thought from the owners...

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Request a Viewing Online or Call 01539 729711