

Stramongate

£105,000

Flat 5 Galloway House, Yard 44, Stramongate, Kendal, LA9 4BD

Located in the heart of Kendal and within easy reach of the Lake District National Park, this stylish top-floor flat offers modern living in a convenient yet tucked-away yard setting. Just moments from Kendal town centre, the property enjoys excellent access to local shops, bars, restaurants and nearby bus and train links. Beautifully presented throughout, it would make an ideal first-time purchase, holiday let or lock-up-and-leave base and is offered to the market with no onward chain. The property also benefits from access to a cellar, located by the stairwell, which is divided into five sections—one allocated to each of the flats—providing useful additional storage space.

Quick Overview

- Stylish top floor Apartment
- Open plan kitchen and living
- One double bedroom
- Modern and stylish throughout
- Exposed ceiling beams
- Town centre location
- Close to bus and train station
- Perfect for first-time home or holiday let
- No upward chain
- Ultrafast broadband available

1	1	0	EPC C	*Ultrafast Broadband*	*Permit Parking Nearby*

Property Reference: K7247



Front External


Kitchen


Living Area


Living Area

Upon entering, the hallway provides space for coats and access to the bathroom and the open-plan kitchen and living area. The modern bathroom is fitted with a contemporary three-piece suite comprising a panelled bath with overhead shower, WC and vanity wash basin with mirrored cabinet above. Additional features include partially tiled walls, a heated towel rail and shaver socket.

The open-plan kitchen and living space is a bright and welcoming area, combining modern fittings with characterful exposed ceiling beams and recessed downlighting. The kitchen is fitted with a range of base units, laminate worktops, a part-tiled splashback and open shelving, providing practical storage while adding to the room's modern yet characterful feel. Appliances include an integrated New World oven, four-ring electric hob with extractor hood, stainless steel sink with drainer, space and plumbing for an undercounter washing machine, and space for a freestanding fridge. The wall-mounted Vaillant boiler is also located within this area. The room also offers space for a small breakfast bar, subtly defining the kitchen from the living space.

The living area provides a cosy place to relax, with space for a sofa and coffee table, complemented by a front-facing window fitted with plantation shutters. Leading through to the bedroom, which continues the characterful feel with exposed ceiling beams, the room comfortably accommodates a double bed and features a front-aspect window with plantation shutters, along with wall space suitable for hanging clothes.

Combining modern styling, charming character features and a highly convenient Kendal location close to the Lake District, this appealing property presents a fantastic opportunity for buyers seeking a stylish and low-maintenance home. Don't miss the chance to make this charming one bedroomed flat your own – a perfect first purchase or a savvy investment in one of the UK's most desirable locations.

Accommodation (with approximate dimensions):

Entrance Hall

Open Plan Living / Kitchen: 20' 11" x 9' 10" (6.38m x 3m)

Bedroom 11' 6" x 8' 0" (3.51m x 2.46m)

Bathroom

Parking: Permit parking can be found close by.

Property Information

Tenure Leasehold - held on the balance of a 998 year term from 2016.

Monthly service charge payment of £160 for 10 months, or £1600 PA.

Services Mains gas, mains water, mains drainage, mains electricity

Council Tax Westmorland and Furness Council - Band A

Viewings Strictly by appointment with Hackney & Leigh.

What3words & Directions ///plank.sunset.usage
Upon leaving our office on Stricklandgate, turn left and proceed to the junction. Turn right onto Sandes Avenue, then at the first set of traffic lights, turn right again. Straight after passing Majestic Wine Warehouse, turn left. The entrance to Yard 44 will be on your right. Follow the path to the end, ascend the stairs, and Flat 4 & 5 will be located at the top.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

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Bedroom



Bedroom



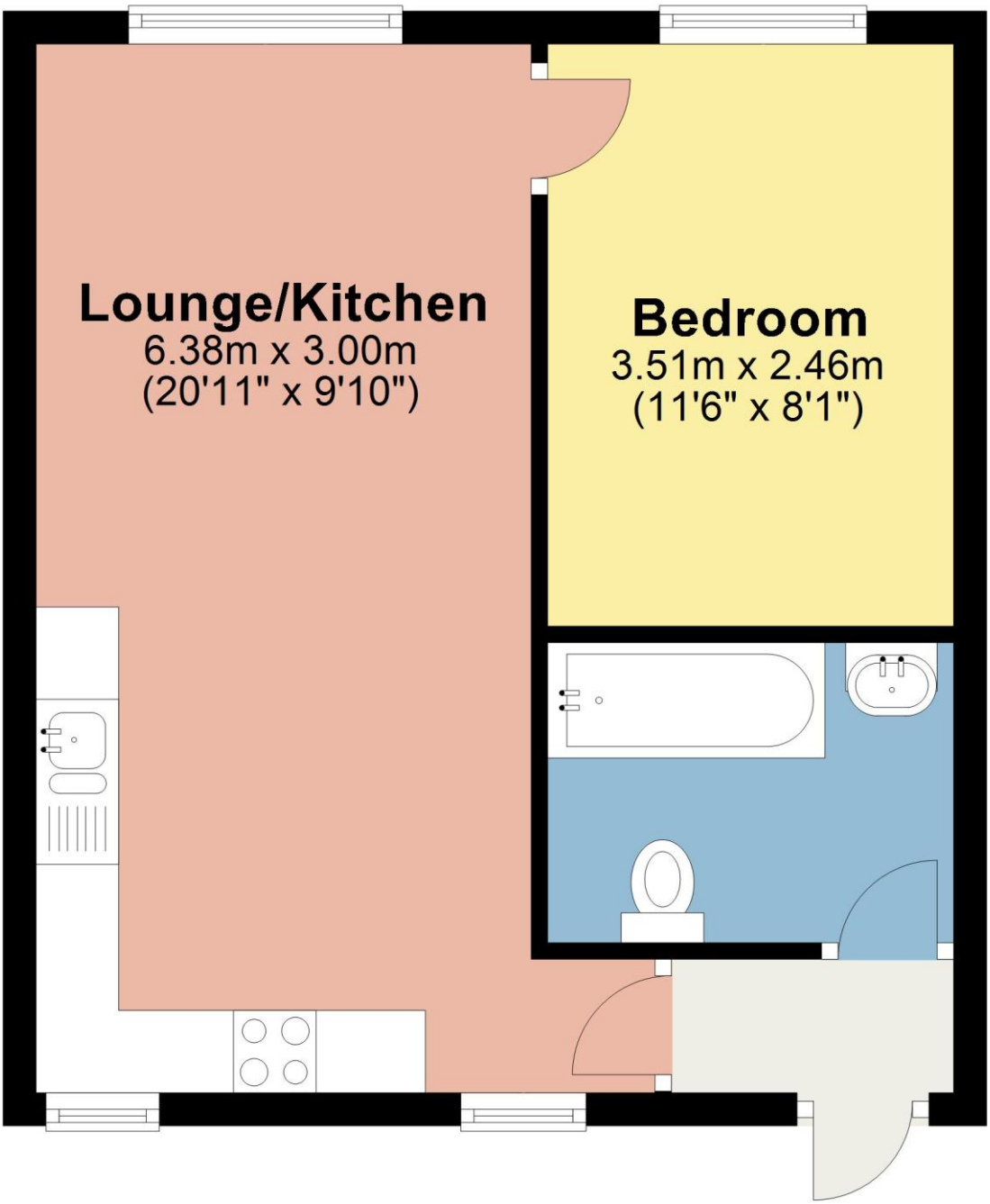
Bathroom



Bathroom

Floorplan

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 35.5 sq. metres (381.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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