



Kendal

£300,000

Apartment 4 Kentgate Place, Kendal, Cumbria, LA9 6EQ

This spacious two-bedroom, first-floor apartment is part of the award-winning Kentgate Place development, built by respected local developers Russell Armer Homes. Ideally situated in the heart of Kendal, a vibrant and historic market town. The property enjoys a prime riverside setting with exceptional views across the town and towards Kendal Castle. Located just three miles from the edge of the Lake District National Park, this apartment also benefits from excellent transport connections. Kendal railway station is nearby, offering access to the Windermere line and links to Oxenholme on the London-Glasgow West Coast Main Line, allowing travel to London in under three hours.

Quick Overview

- First floor apartment
- Open plan living/dining room & kitchen
- Two Double bedrooms
- Ensuite shower room & bathroom
- Allocated undercover parking space
- Covered sheltered balcony
- River & Kendal castle views
- Lift access in the building
- No upward chain!
- Ultrafast Broadband Speed*



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Ultrafast
Broadband



Allocated
Parking

Property Reference: K7151



Entrance hall



Living/Dining room



Dining Area



Kitchen

The apartment presents an exciting opportunity for updating, giving the new owner the chance to personalise the space to suit their needs. Whether you're looking for a full-time residence or a personal holiday home, this property has plenty of potential.

Upon entering, you are greeted by a welcoming entrance hall featuring a storage cupboard with shelving, an electric panel heater and an intercom system.

To the left, the apartment opens into a light-filled, open-plan living and dining area, seamlessly connected to a stylish kitchen. This spacious living area benefits from two large windows with views over the River Kent. A glazed door leads out onto a sheltered balcony with glass balustrades and composite decking, offering an ideal space for year-round enjoyment, alfresco dining, or simply taking in the riverside scenery, even on rainy days!

The kitchen has attractive tiled flooring and a range of soft closing contemporary units. It includes base units, pan drawers with shallow pull-out internal drawers, lift-up wall cupboards and a pull-out pantry cabinet. The kitchen is complemented by attractive worktops with an inset stainless steel sink and half. Integrated appliances include a Hotpoint oven, microwave, Four ring electric hob, stainless steel cooker hood with lights and integrated Indesit dishwasher, washing machine and fridge/freezer.

Both bedrooms are good-sized doubles and enjoy the same beautiful riverside outlook. Bedroom one also features an en-suite shower room, a three piece suite includes; a walk-in shower cubicle, wash hand basin and WC. Finished with part-tiled walls, tiled flooring, a large inset mirror, chrome vertical towel radiator, shaver point. An airing cupboard provides useful storage and houses the hot water cylinder with shelving for linen and towels.

The main bathroom completes the accommodation, offering a three-piece suite comprising a panelled bath with handheld shower attachment, a wash hand basin, and a WC. The bathroom is finished with part-tiled walls, matching floor tiles, a chrome towel radiator, and a large wall mirror.

The apartment also benefits from a private, covered parking space in the secure underground garage, with direct internal access to the building's main entrance hall.

With its desirable location, excellent proportions and potential this apartment represents a fantastic opportunity in the heart of Kendal.

Contact us today for further details or to arrange a viewing.

Accommodation with approximate dimensions:

First Floor

Private Entrance Hall

Open Plan Living/Dining Room & Kitchen 33' 2" x 14' 6"
(10.12m x 4.42m)



Kitchen



Living/Dining Room



Bedroom One



Bedroom Two



Bedroom Two



Bathroom

Bedroom One 19' 5" x 10' 3" (5.94m x 3.13m)

Ensuite Shower Room

Bedroom Two 15' 5" x 8' 4" (4.70m x 2.55m)

Bathroom

Private Balcony

Parking: Allocated parking space.

Services: Mains electricity, mains water and mains drainage.

Council Tax: Westmorland & Furness Council - Band D

Tenure: Held on the balance of a 999 year lease from 2009 with the Freehold belonging to the Management Company with the residents being shareholders in that Company.

Service charge: £ 2,600 for the period 2025 payable either in full, in advance or by monthly standing order- to include the buildings insurance and up-keep and cleaning of communal areas, the cost of the electric lights and ventilation fans and cleaning of the undercover car park.

Ground Rent: £160 per annum.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///gender.pose.alone](https://www.what3words.com/#!/gender.pose.alone)

From Kendal town centre, follow the signs A6 North. Kentgate is on the right after crossing the River Kent. Access by car is via Wildman Street and then right on to Beeson Road which is a one way street. Heading through the main entrance, the apartment can then be found on the first floor, taking the flight of stairs turn left and head towards the end on the corridor and number four can be found on the right hand side.



Bedroom One



Ensuite Shower Room



Balcony



Views of the river



Views of the river

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).

Meet the Team

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Viewings available 7 days a week
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dedicated viewing team
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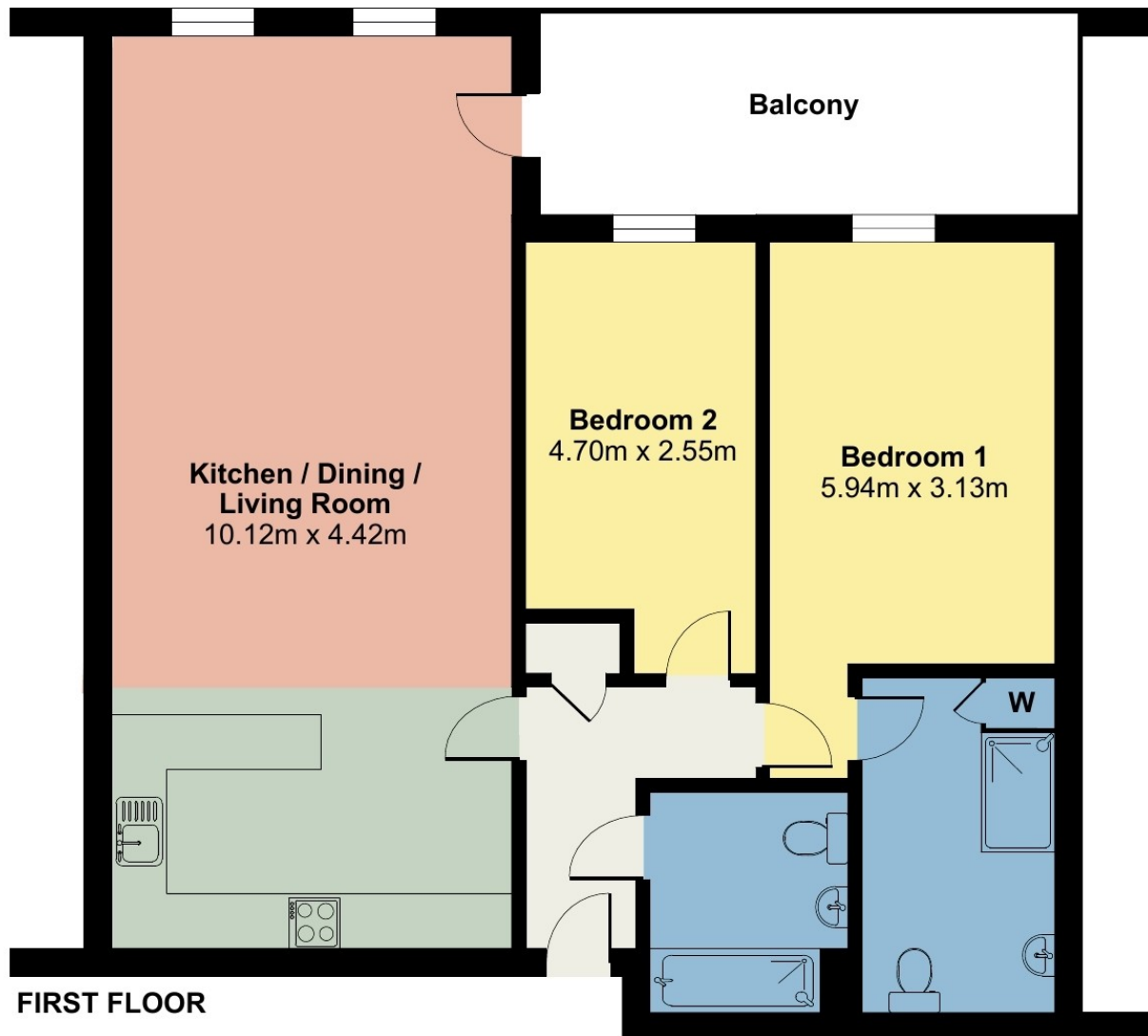
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Beezon Road, Kendal, LA9

Approximate Area = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



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