



Kirkby Lonsdale

£190,000

2 Royal House , New Road, Kirkby Lonsdale, Carnforth, LA6 2JX

2 Royal House offers a well-proportioned and beautifully presented ground floor apartment, enjoys a central position within the highly sought-after market town of Kirkby Lonsdale, renowned for its charm, vibrant community, and excellent local amenities.

The town itself offers a wide variety of independent shops, cafés, traditional public houses, and restaurants, alongside everyday conveniences including a doctors' surgery, Boots, Booths, a library, and banking facilities. The location is particularly appealing for those seeking both convenience and lifestyle, with superb access to the M6 and excellent transport links to both the Lake District and Yorkshire Dales National Parks.

Quick Overview

Wonderful Ground Floor Apartment
Central Position within Kirkby Lonsdale Market
Town
Walking Distance to Local Amenities
Open Plan Living Space
Modern Finishes Throughout
Ideal Permanent or Second Home
Offered with No Onward Chain
Allocated Parking
Superfast Broadband Available



1



1



1



D



Superfast
Broadband*



Allocated Parking
for 1 Car

Property Reference: KL3723



Hallway



Kitchen/Living Area



Kitchen/Living Area



Kitchen/Living Area

The apartment offers well-balanced accommodation throughout, combining character features with modern comforts. Upon entering, the entrance hall provides space for dining, creating a versatile area ideal for everyday living or entertaining with a feature single glazed sliding sash window, along with a handy storage cupboard.

The kitchen/living space is open plan with a window to the rear and space for furniture, being comfortable and inviting. The kitchen area itself comprises a range of wall and base units, complementary worktops and tiled splashback, along with a breakfast bar. There is a one and a half sink with drainer, along with an integrated dishwasher, oven, microwave and AEG hob with extractor over.

Adjacent to the living space is the bedroom; a generous double, enjoying dual aspect windows and ample space for additional furniture as desired. Finally, the four-piece bathroom comprises a corner shower, bath with handheld shower attachment, pedestal sink, and W.C.

Outside, the property benefits from one allocated parking space, a seldom find within central Kirkby Lonsdale.

All in all, this delightful apartment presents an excellent opportunity for those seeking a permanent residence or second home in a highly desirable location.

Accommodation with approximate dimensions:

Hallway

Kitchen/Living Area 11' 7" x 26' 9" (3.53m x 8.15m)

Bedroom 11' 0" x 12' 6" (3.35m x 3.81m)

Bathroom 10' 5" x 5' 7" (3.18m x 1.7m)

Property Information

Parking

Communal car park with 2 Royal House having allocated parking for one car.

Tenure

Leasehold. Subject to the remainder of a 999 year lease dated the 1st April 2004. A copy of the lease is available for inspection at the office.

Please note, there is a service charge payable of approximately £1,100, paid every 6 months. There is also a ground rent.

N.B

There is access to a void area beneath the flat via a concealed trap door in the hallway. This space is unconverted, has restricted access and is not formally included within the title or floor plan.

Services

Mains electricity, water and drainage. Electric heating.

Council Tax

Westmorland and Furness Council. Band C.

Energy Performance Certificate

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

What3Words

///news.different.hoped

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

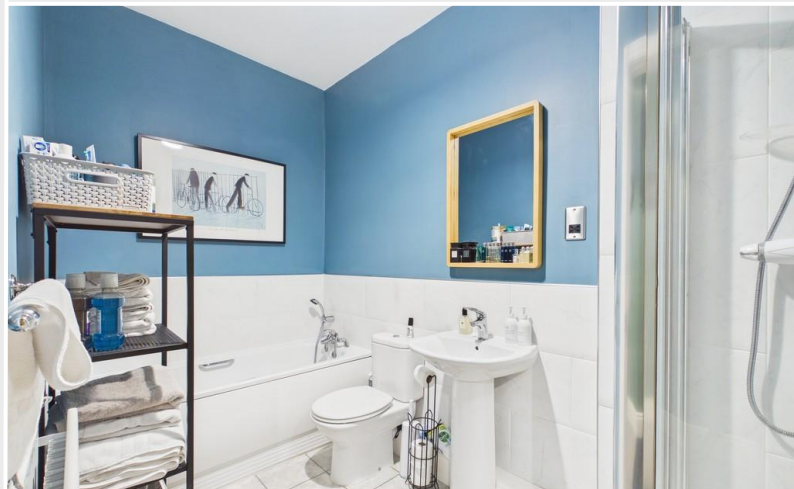
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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).



Bedroom



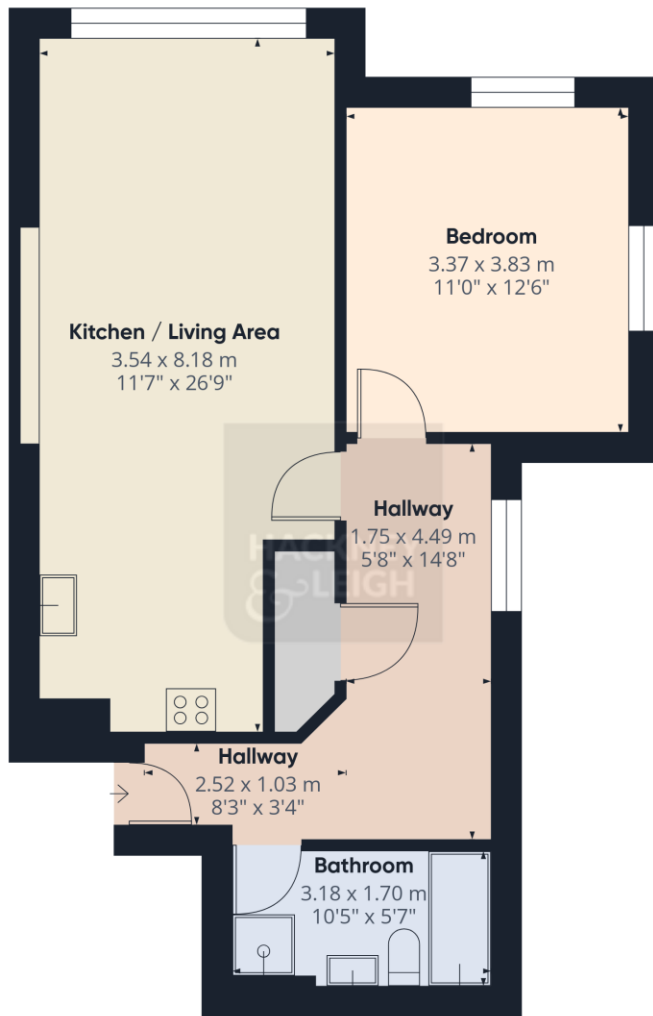
Bedroom



Bathroom



Allocated Parking Space



Approximate total area^m
58.8 m²
632 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/04/2026.