HACKNEY & LEIGH

Kendal

£125,000

28 Castle Green Lane, Kendal, Cumbria, LA9 6BB

Welcome to 28 Castle Green Lane, a well-presented one-bedroom ground floor flat, ideally located on the sought-after Castle Green Lane in Kendal. Offering an easy-to-manage layout, this property is perfect for first-time buyers, downsizers, or investors looking for a promising opportunity. With no upward chain, an early viewing is highly recommended.

Quick Overview

- Well presented ground floor flat
- Living room with views of the fells
- Fitted kitchen
- Double bedroom
- Three piece bathroom suite
- Allocated parking space
- No upward chain
- Convenient location
- Early viewing recommended!
- Ultrafast broadband speed*

Property Reference: K7245

1 | 1 | 1 | D | *Ultrafast* | *Allocated Parking*

Entrance Hall

Living Room

Living Room

Kitchen

Entering through the front door, you step into the entrance hall with access to the living area. The living room is positioned to the front, with windows to the front and side, offering pleasant views across the fells. From here, a door leads into the recently fitted contemporary kitchen, which features a range of wall and base units with complementary work surfaces and an inset sink with drainer. Integrated appliances include a Lamona oven with a four-ring Lamona electric hob, with plumbing for a washing machine and space for a fridge freezer. A window to the front and a cupboard housing the hot water cylinder complete the kitchen.

The double bedroom has a side aspect, also enjoying views across the fells. The bathroom is fitted with a three-piece suite comprising a panel bath with shower over, wash hand basin, and WC, finished with part-tiled walls and an extractor fan.

Externally, the flat benefits from off-road parking and its enviable location on Castle Green Lane provides easy access to Kendal's shops, cafes, and cultural attractions. Whether exploring the picturesque Lake District National Park or enjoying local amenities, this apartment offers a convenient and comfortable base.

Don't miss the chance to make 28 Castle Green Lane your own – contact us today to arrange a viewing.

Accommodation with approximate dimensions:
Ground Floor
Entrance Hall
Living Room
12' 5" x 12' 7" (3.79m x 3.84m)
Fitted Kitchen
6' 9" x 12' 5" (2.08m x 3.79m)
Bedroom
9' 4" x 11' 3" (2.85m x 3.44m)
Bathroom

Parking: Allocated parking space

Property Information:

Tenure: Leasehold - Leasehold - Please note that the lease will be compiled upon completion of the sale of 28 Castle Green Lane.

Leasehold - 999 years from completion.

Service charge - The service charge is £763.53 to include grounds maintenance, maintenance of drives, gutter cleaning, roof inspection, window cleaning and gritting. This is reviewed on an annual basis.

Ground Rent - Peppercorn.

Council Tax: Westmorland and Furness Council - Band A.

Services: Mains water, mains electricity and mains drainage.

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

What3Words & Directions: ///holly.aside.locked

The property can be found from Kendal Town Centre, by proceeding along Sandes Avenue and Station Road taking the turning into Wildman Street and the first left onto Castle Street. Follow the road up proceeding under the railway bridge, continue along Castle green lane and pass the turning for Oak Tree Road on your left, take the second left into the courtyard and number 28 can be found tucked in the left hand side corner.

Viewings: Strictly by appointment with Hackney & Leigh.

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).

Kitchen

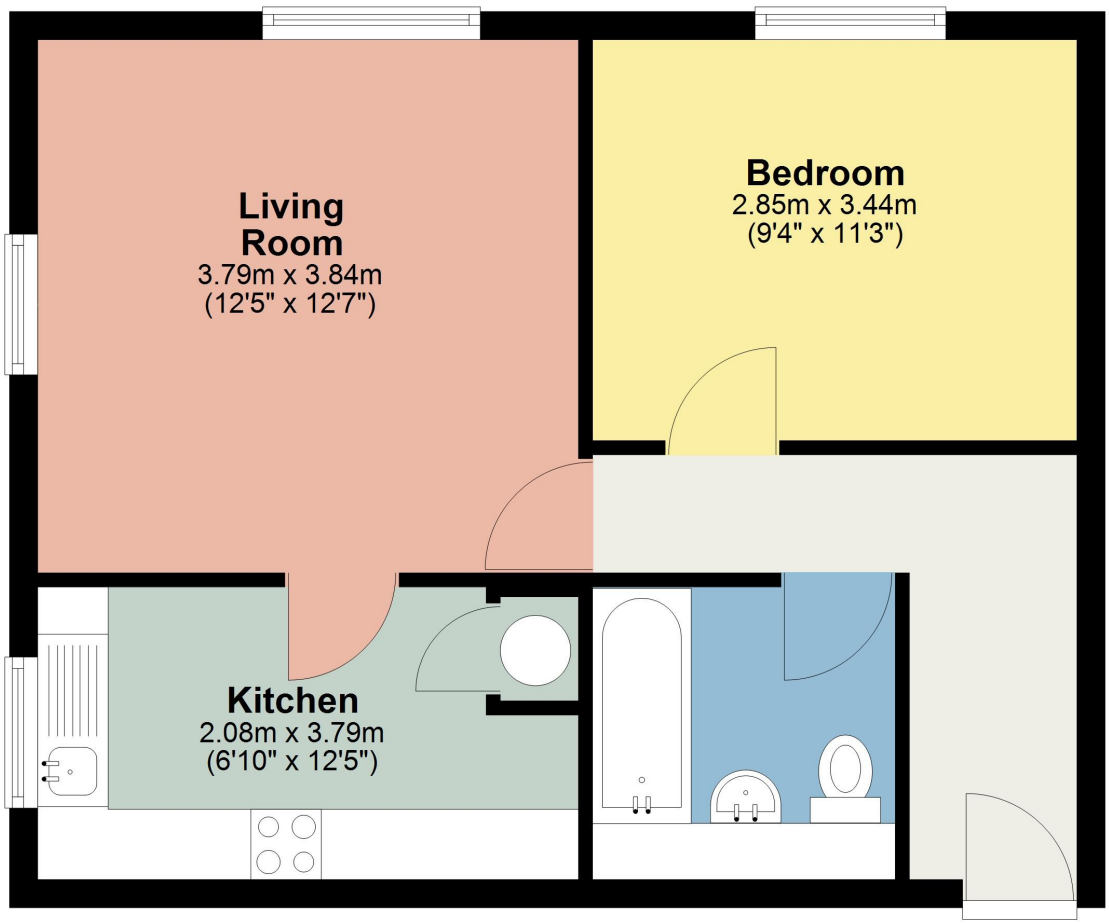
Bedroom

Bathroom

Front elevation and parking

Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 44.0 sq. metres (473.4 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.

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 18/03/2026.