



HUNTERS®

Stramongate

Kendal, LA9 4BH

Guide Price £145,000



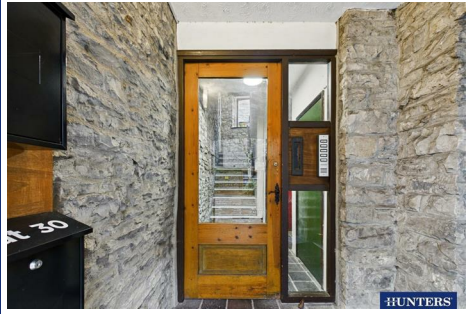
- Ideal Town Centre Location
- Modern Apartment
- Parking Space Available
- NO CHAIN

- Perfect For First Time Buyers
- One Bedroom With Useful Attic Room
- Leasehold
- Council Tax Band A

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Perfectly positioned close to Kendal town centre and offered with no chain, this bright and contemporary third floor one-bedroom apartment offers generous living accommodation, including a well-proportioned bedroom, a stylish modern bathroom, and the added bonus of a spacious attic room. With allocated parking and excellent transport links nearby, the property is ideal for first-time buyers or couples.

just minutes from Kendal's bustling town centre, the property enjoys easy access to a fantastic range of independent shops, cafés, restaurants and everyday amenities. Known for its vibrant atmosphere, historic architecture and beautiful riverside walks, Kendal offers everything from cultural attractions to convenient retail options, making this location both practical and highly desirable.

Entrance Hall

As you enter the property, you are welcomed into the apartment by practical and attractive wooden flooring. There is a convenient storage cupboard, ideal for keeping shoes and coats neatly tucked away, and space to add an additional small cupboard if further storage is required.

Reception Room

Accessed from the hallway, the reception room is generously sized and features a beautiful skylight that brings additional natural light into the space. A small fireplace adds character, complemented by the original wooden flooring. The room also benefits from a side-facing window that provides further light and a pleasant outlook.

Bedroom

Accessed from the hallway, the bedroom is a well-sized double room with ample space for a double bed, wardrobe, and chest of drawers for additional storage. A rear-facing window provides natural light and overlooks the back elevation of the property, creating a bright and comfortable space.

Attic Room

A good spacious attic room with restricted head height with ceiling windows adding extra storage space or small office area.

Bathroom

The bathroom is fitted with a three-piece suite comprising a built-in shower, WC and pedestal wash hand basin, all complemented by splash-back tiling. A fitted storage cupboard beneath the sink provides convenient space for toiletries and towels, and a heated towel rail adds both comfort and practicality.

Kitchen

The kitchen has been modernised and features a range of hand, wall, and base units complemented by stylish worktops and contemporary tiles. It includes a stainless steel single-drain sink unit and a four-ring gas hob. Integrated appliances consist of an electric oven, fridge, and freezer, with plumbing in place for a washing machine. There is

also a practical breakfast table that accommodates two chairs, ideal for dining or providing additional storage space.

Parking

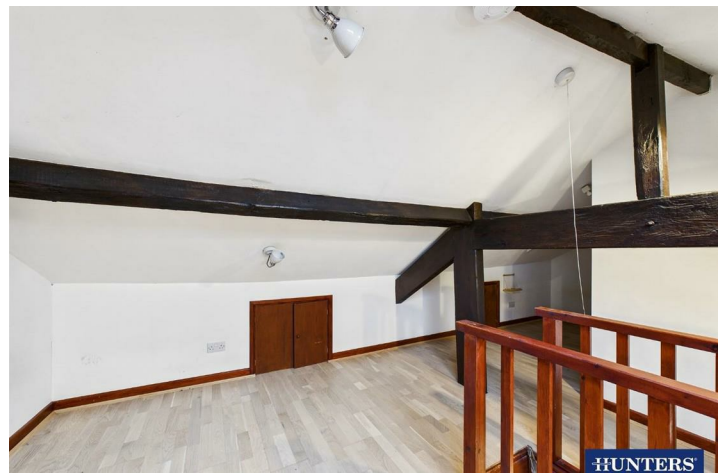
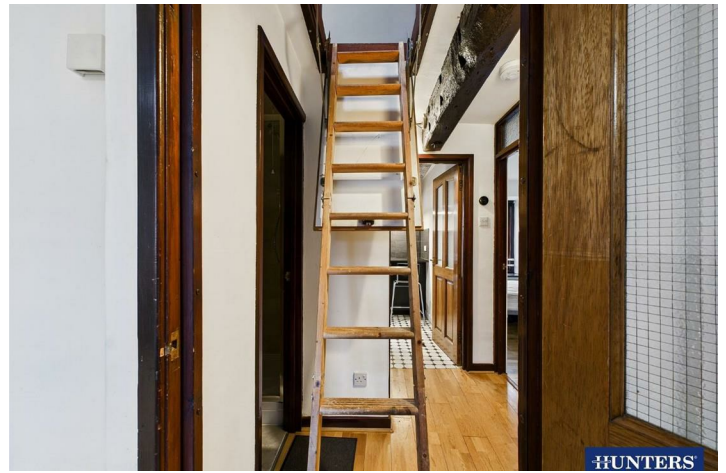
There is an allocated parking space that comes with the property.

AML Disclosure

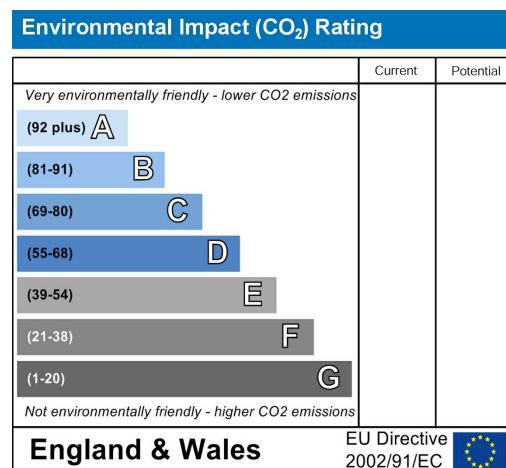
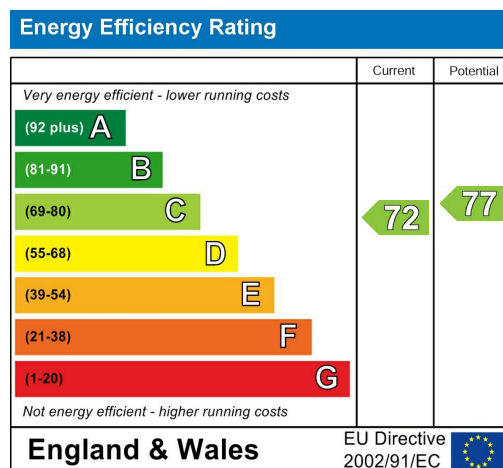
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Floorplan





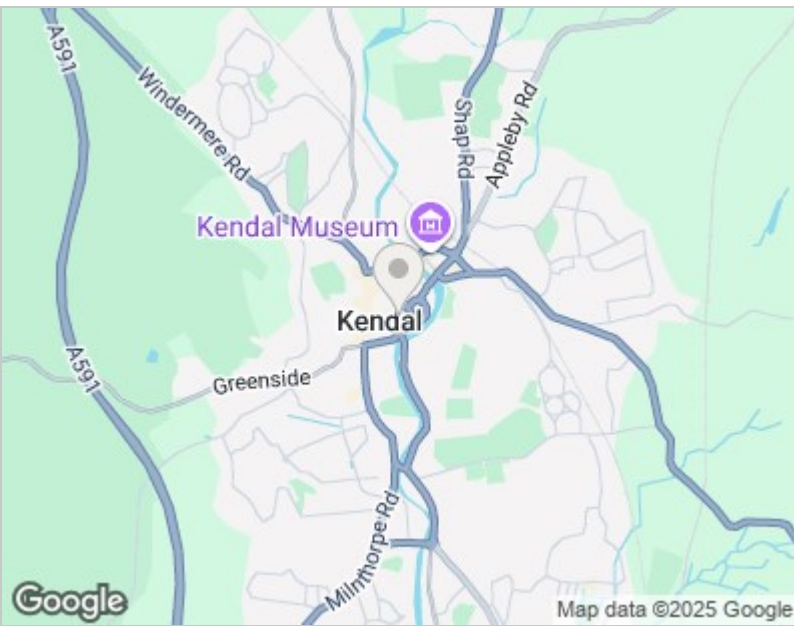
Energy Efficiency Graph



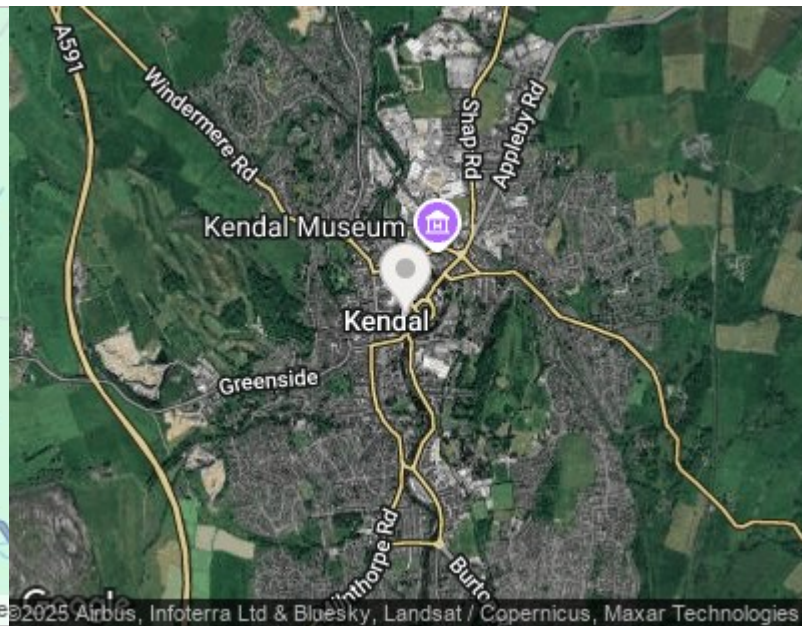
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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