

Kendal

£165,000

34 Kirkstone Close, Kendal, Cumbria, LA9 7HU

An excellent opportunity to acquire a beautifully presented and deceptively spacious one-bedroom first floor apartment, occupying a sought-after position within the well-regarded Oaks development. 34 Kirkstone Close offers generously proportioned accommodation throughout, complemented by the considerable advantage of being just a short walk from Oxenholme Lake District Railway Station. With excellent transport connections, Westmorland General Hospital and local amenities all close at hand, the location is particularly appealing for commuters and those seeking convenience without compromise. Equally suited to first-time buyers, those looking to downsize or anyone searching for a conveniently located second home, this is a property that offers far more space than might initially be expected and is certainly worthy of an internal viewing.

Quick Overview

- Spacious first floor apartment
- Beautifully presented throughout
- Generous double bedroom
- Spacious living room
- Well-appointed dining kitchen
- Private garage and parking
- Short walk to Oxenholme Station
- 1/17 share of freehold
- No upward chain!
- Ultrafast Broadband speed*

1	1	1	B	*Ultrafast*	*Allocated parking*

Property Reference: K7413



Living Room



Living Room



Kitchen



Dining Area

Accessed via its own private front door, the apartment opens into a generous entrance hall, providing access to all principal accommodation and incorporating a telephone entry system. The proportions of the hallway immediately give a sense of the space available throughout the property.

The spacious living room is a particularly welcoming reception space, offering ample room for comfortable seating and entertaining. Full length front-facing window and balcony door leading onto the Juliette Balcony allow plenty of natural light to flow into the room, creating a bright and inviting environment, equally suited to relaxing at the end of the day or hosting family and friends.

Leading through to the dining kitchen, there is an excellent range of fitted wall and base units, complemented by coordinating work surfaces, an inset one-and-a-half bowl sink and drainer, part-tiled walls and useful under-cabinet lighting. Appliances include a Neff oven, Neff Microwave, Neff five-ring gas hob with extractor over and integrated Indesit washer/dryer, together with space for a fridge freezer. The generous dining area provides further versatility, offering plenty of room for a dining table and chairs.

The double bedroom is another particularly good-sized room, enjoying a pleasant rear aspect and offering comfortable accommodation with space for bedroom furniture.

The stylish bathroom is fitted with an impressive four-piece suite comprising a panelled bath, separate shower cubicle, WC and wash hand basin. The contemporary finish includes part-tiled walls, fitted wall units, an LED mirror, heated towel rail, shaver point and extractor fan.

Externally, the property enjoys access to communal gardens, together with driveway parking leading to a private garage, fitted with an up-and-over door, power and lighting and water tap.

The property benefits from a 1/17 share of the freehold and is offered for sale with no onward chain, providing an excellent opportunity to secure a spacious apartment in a highly convenient and well-regarded location. An internal viewing is strongly recommended to fully appreciate the accommodation on offer.

Accommodation with approximate dimensions:
First Floor
Private Entrance Hall
Living Room
18' 1" x 15' 1" (5.52m x 4.61m)
Dining Kitchen
9' 6" x 18' 2" (2.90m x 5.56m)
Bedroom
12' 6" x 11' 11" (3.83m x 3.65m)
Bathroom

Garage
9' 1" x 16' 11" (2.78m x 5.18m)

Parking: Allocated parking space infront of garage along with visitor parking spaces.

Property Information:

Tenure: Leasehold - held on the balance of 999 years from October 2003. 1/17 shared of the freehold.

Service Charge - £112.50 per month.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains gas, 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: ///jacket.horn.rings

The apartment can be found by travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks and Whinlatter Drive, proceed straight ahead following the road down, continue onto Kirkstone Close and follow the road around bearing left. Number 34 is on the right hand side at the end of the close.

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).



Bedroom



Bathroom



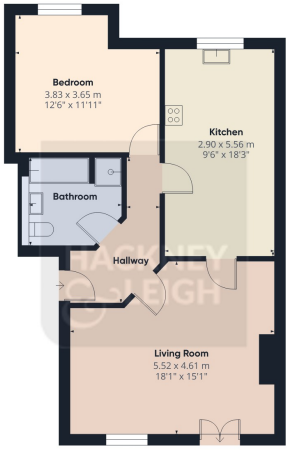
Garage



Visitor parking spaces



Floor 0



Floor 1

Approximate total area(1)

78.2 m²

841 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

A thought from the owners... “A happy home in a quiet location, great views, we love the light and space, a great place to live”.

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 24/11/2026.