



**POOLE
TOWNSEND**

Exchange Court, Highgate, Kendal, LA9 4TA

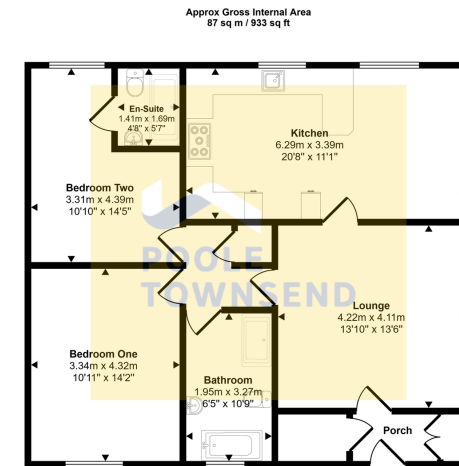
£220,000

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- Ground Floor Flat
- 2 Bathrooms
- No Chain
- Prime Central Location
- Tenure: Leasehold
- 2 Double Bedrooms
- 1 Reception Room
- Open-Plan Kitchen/Diner
- EPC Rating: C
- Council Tax Band: B





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Situated in the heart of Kendal, this superb ground-floor apartment has been expertly upgraded and modernised to offer an ideal main residence or second home. Bathed in natural light and generously proportioned throughout, the accommodation includes a cosy living room that flows seamlessly into a contemporary kitchen/diner, perfect for socialising with family and friends. There are two spacious double bedrooms, one with an en-suite, as well as a stylish four-piece bathroom. The property also boasts plenty of storage, allocated parking, and the convenience of being close to all local amenities. Viewing is essential to fully appreciate this fantastic property. No chain.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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