



Kendal

£105,000

Flat 3, 85-87 Stricklandgate, Kendal, Cumbria, LA9 4RA

Situated in the heart of Kendal town centre, Flat 3, 85-87 Stricklandgate is a well-positioned one-bedroom second-floor apartment offering a fantastic opportunity for first-time buyers, investors or those seeking a convenient lock-up-and-leave base on the edge of the Lake District National Park. With shops, cafés, restaurants and everyday amenities on the doorstep, together with Kendal Bus Station just a short walk away and Kendal Railway Station within easy reach, the property enjoys an exceptionally convenient location. While the apartment would benefit from some cosmetic modernisation, it offers excellent potential for a purchaser to personalise and add value.

Quick Overview

- Second floor flat
- One double bedroom
- Open plan kitchen and living
- Useful storage cupboards
- Town centre location
- Close to local amenities
- Good transport links
- Short drive to Lake District National Park
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast
Broadband

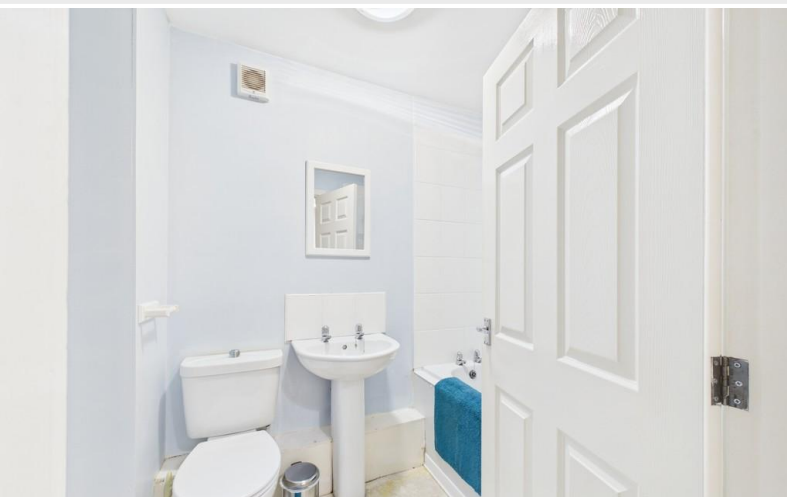


Permit Parking
Nearby

Property Reference: K7242



Entrance Hallway



Bathroom



Bedroom



Bedroom

Accessed directly just off Stricklandgate, the apartment is located on the second floor. Upon entering, the entrance hallway provides access to all principal rooms and includes a useful loft-style storage hatch housing the hot water cylinder. A further built-in storage cupboard, complete with shelving and a hanging rail, offers practical space for coats and shoes.

The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower and handheld attachment, wash hand basin and WC. Additional features include part tiled walls and a wall-mounted heated towel rail.

The double bedroom is positioned to the front of the property and benefits from a dedicated dressing area with a front aspect window, creating a bright and versatile space.

The open plan kitchen and living area provides a comfortable setting for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units incorporating an integrated four-ring electric hob with oven and grill below, extractor hood, sink with drainer and part tiled splashbacks. There is also space for a freestanding fridge freezer together with plumbing for a washing machine. The living area enjoys plenty of natural light from two front aspect windows overlooking Stricklandgate. A useful storage cupboard can also be found opposite the flat entrance, with capacity to store bikes or extra household items.

Offering an excellent town centre location and the opportunity to update to individual tastes, this apartment presents an appealing choice for a range of buyers. With the Lake District National Park only a short drive away and excellent transport links nearby, early viewing is highly recommended to fully appreciate the potential this property has to offer.

Accommodation with approximate dimensions

Entrance Hall

Bathroom

Bedroom

9' 10" x 19' 7" (3m x 5.98m)

Cupboard

Open plan living & kitchen

15' 1" x 23' 7" (4.6m x 7.2m)

Property Information

Tenure:

Leasehold held on a term of 999 years from 2006

Service Charge:

£1160 includes – Ground rent, maintenance and buildings insurance.

Services:

Mains water, mains drainage, mains electricity

Council Tax:

Westmorland and Furness Council Tax Band: B

Energy Performance Certificate:

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

Viewings:

Strictly by appointment with Hackney & Leigh.

What3Words & Directions

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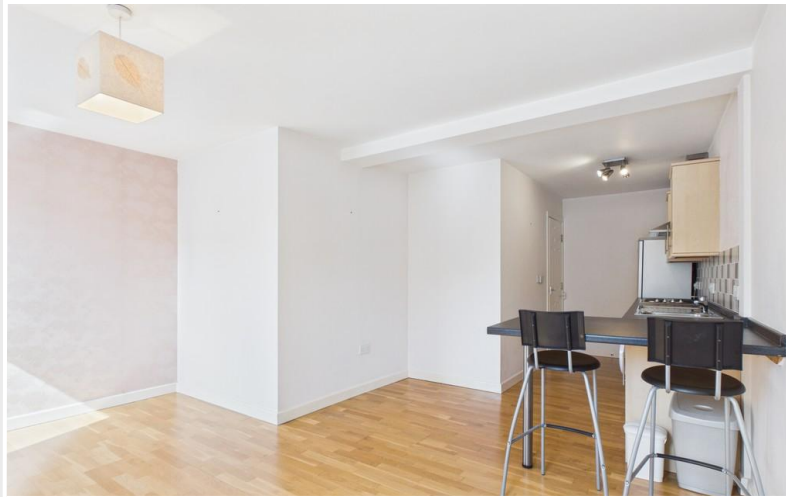
The property can be found just off Stricklandgate, opposite the Hackney & Leigh office.

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 / Living



Kitchen / Living



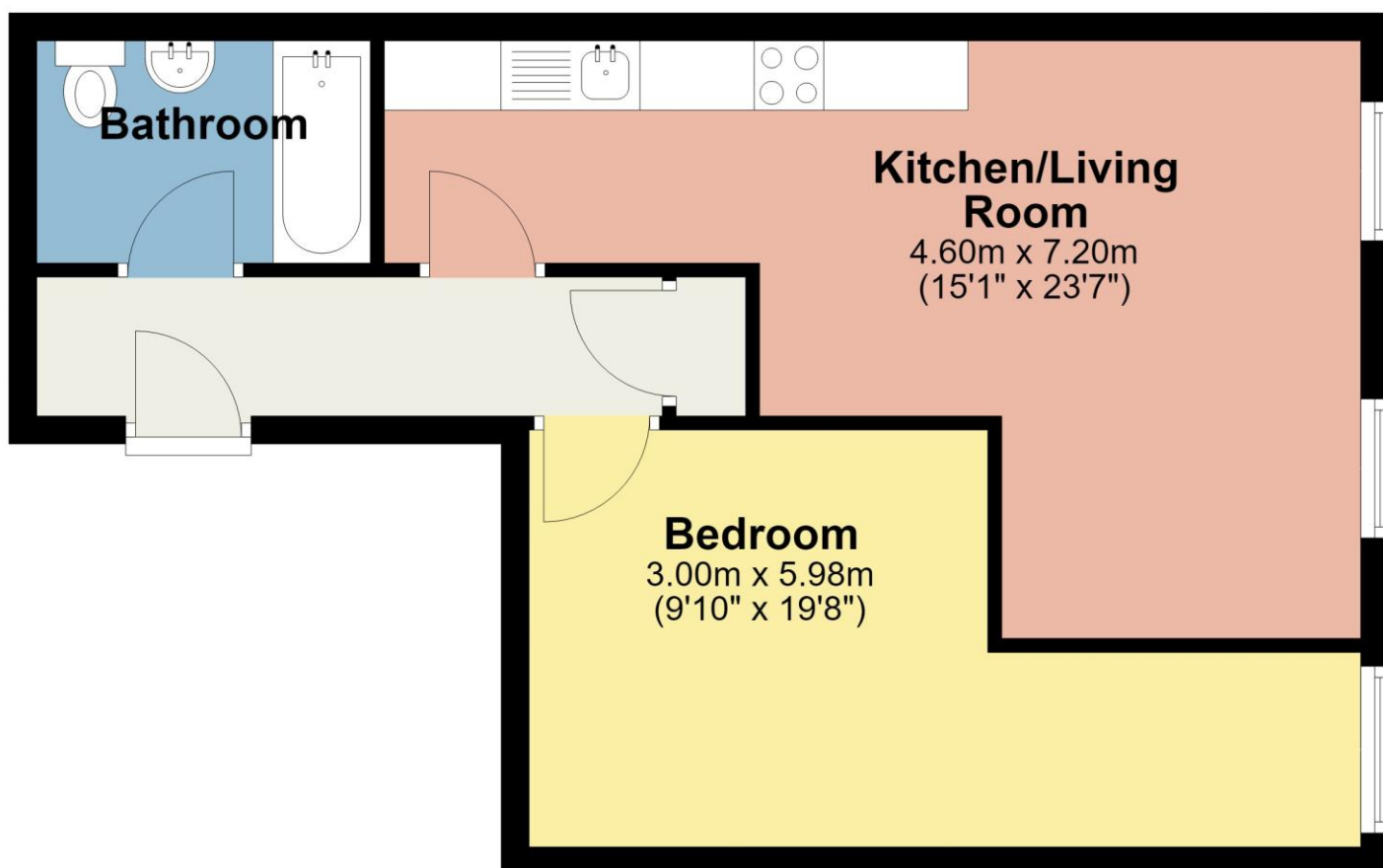
Kitchen / Living



Bedroom

Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 45.4 sq. metres (489.0 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.

Flat 3 85-87 Stricklandgate, Kendal

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hockley & 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 20/07/2026.