

Flat 4, Great Howe, Burneside

£360,000

Your Local Estate Agents ThomsonHaytonWinkley



Flat 4

Great Howe, Kendal

Situated within the well-maintained Cowan Head development, Flat 4 Great Howe is a spacious first-floor apartment offers bright, airy accommodation, a balcony with glimpses of the River Kent and the added benefit of excellent residents' facilities. The development enjoys a peaceful setting while remaining conveniently placed for the A591, providing easy access to Kendal and Windermere. With generous room proportions and scope to update the interiors, the apartment offers an appealing opportunity to create a home that reflects individual tastes.

The accommodation begins with a large entrance hallway, providing a welcoming introduction to the apartment. The open-plan living and dining room is a particular highlight, with plenty of windows allowing natural light to fill the space and creating a bright, airy atmosphere. There is ample room for both comfortable seating and a dining area, while doors lead out to the balcony. The separate kitchen provides a dedicated area, with the internal storage room and airing room adding to the practicality of the accommodation.

There are two double bedrooms, both benefiting from fitted wardrobes and offering comfortable proportions. The Jack-and-Jill wet room is accessible from both bedrooms, while a separate shower room serves the remainder of the accommodation.

Outside, the apartment benefits from sheltered allocated parking, additional outdoor allocated parking and visitor parking. Storage is particularly well catered for, with three separate external storage rooms. Residents can also enjoy the development's communal swimming pool and a 9 hole golf practice area, exclusive to those living at Cowan Head.

- Spacious first floor apartment within the well maintained Cowan Head development
- Spacious kitchen
- Bright and airy open plan living and dining room with access to the balcony
- Open plan dining area alongside the main living space
- Two double bedrooms, both featuring fitted wardrobes
- Jack-and-Jill wet room accessible from both bedrooms, plus a separate shower room serving the rest of the accommodation
- Balcony enjoying a glimpse of the River Kent
- Sheltered allocated parking, together with additional outdoor allocated parking and visitor parking
- Four separate storage rooms, plus an airing room.
- Just over 4 miles north of Kendal, with easy access to the A591, plus residents' communal swimming pool and 9 hole golf practice area

WHAT3WORDS:///cracks.dupe.rankings
Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









ENTRY HALLWAY
16′ 2″ x 5′ 11″ (4.92m x 1.80m)

KITCHEN
13′ 3″ x 9′ 1″ (4.03m x 2.78m)

LIVING AREA
13′ 1″ x 13′ 0″ (3.98m x 3.95m)

DINING AREA
19′ 5″ x 11′ 5″ (5.93m x 3.48m)

BEDROOM
17′ 2″ x 16′ 8″ (5.24m x 5.07m)

WET ROOM
6′ 6″ x 6′ 5″ (1.99m x 1.95m)

BEDROOM
16′ 2″ x 12′ 7″ (4.94m x 3.83m)

SHOWER ROOM
8′ 8″ x 6′ 1″ (2.63m x 1.86m)

STORE ROOM
6′ 11″ x 6′ 0″ (2.12m x 1.82m)
Located inside the apartment.

AIRING ROOM
6′ 3″ x 5′ 3″ (1.91m x 1.60m)
Located inside the apartment.

OUTSIDE STORE ROOM
5′ 0″ x 4′ 9″ (1.53m x 1.45m)
Located directly outside the apartment door.

GOLF STORE
Located on the ground floor.

CAR PARK STORAGE
9′ 11″ x 4′ 7″ (3.01m x 1.40m)
Located in the car park. With power supply.

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band G

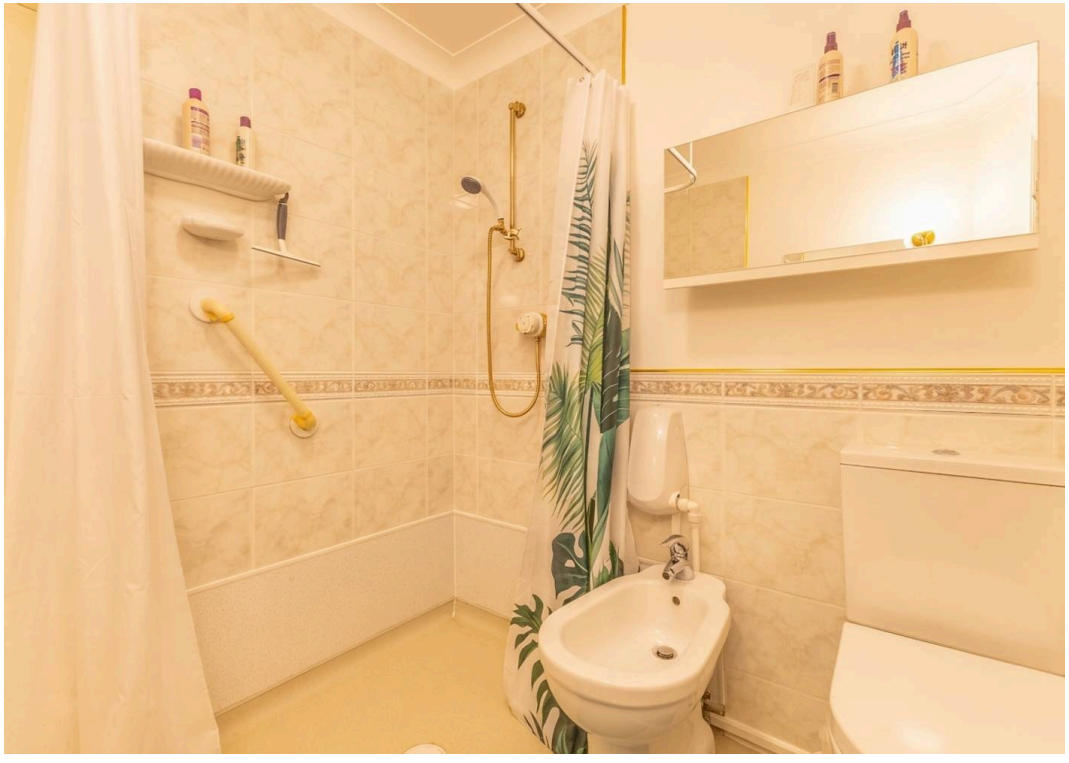
TENURE: LEASEHOLD

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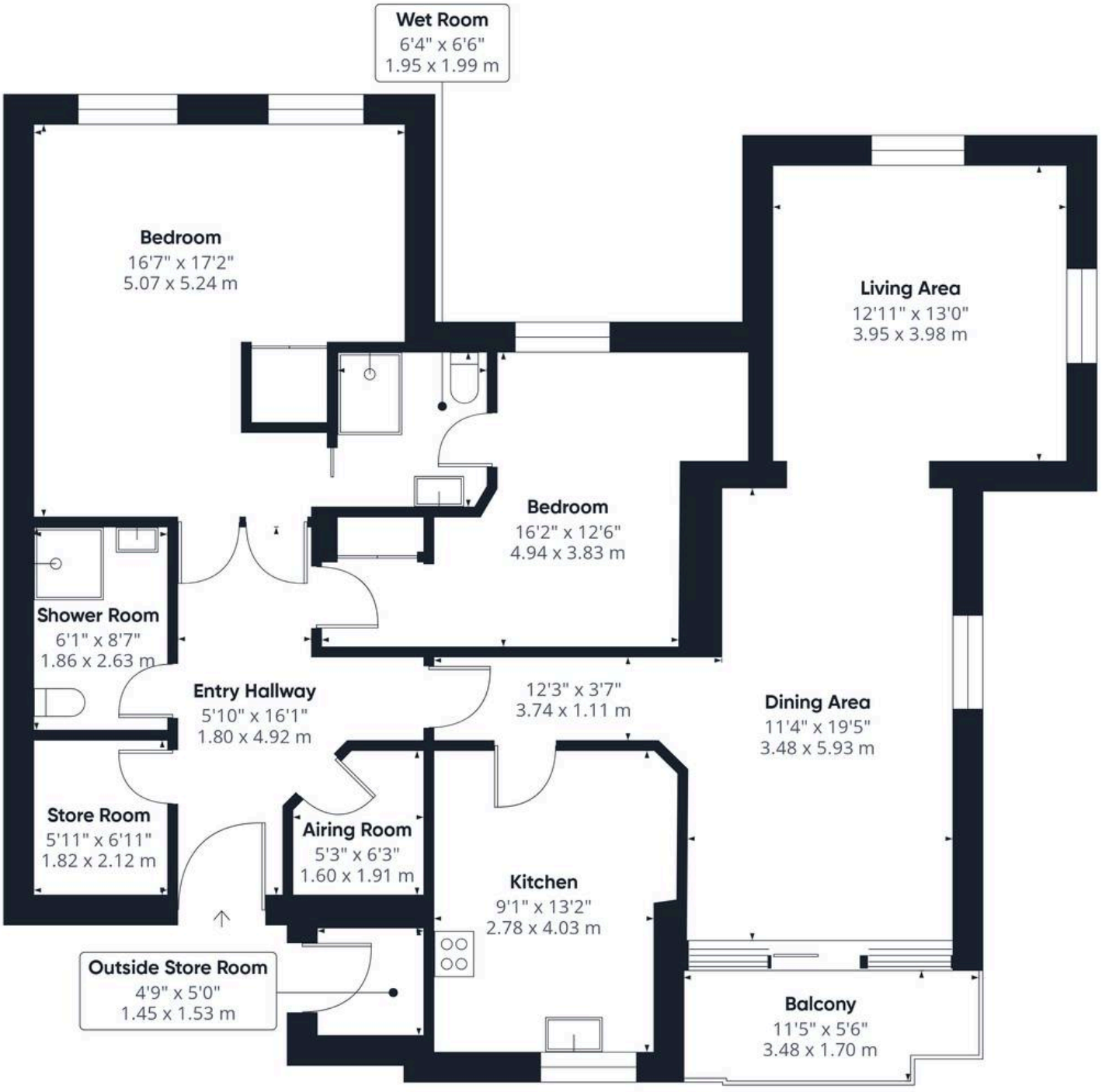












Ground Floor

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Approximate total area(1)

1283 ft²

119.2 m²

Balconies and terraces

59 ft²

5.5 m²

(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.

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