



Flat 1, 27-29 Market Place, Kendal
£115,000



Flat 1

27-29 Market Place, Kendal

A first floor apartment situated in the heart of the market town of Kendal. The property is close to all the towns amenities, pubs, restaurants, transport services. It also has great road links to the M6 Motorway and the Lake District National Park.

Situated in the heart of the town centre, this 1-bedroom apartment offers an ideal residence for first-time buyers or a lucrative investment opportunity. Upon entering, you are greeted by an open-plan living area seamlessly flowing into a fully fitted kitchen, creating a perfect space for both relaxation and entertainment.

The apartment boasts a generously sized double bedroom, providing a peaceful retreat after a long day. Completing the accommodation is a three-piece bathroom suite. The apartment is single glazed throughout.

Residents will enjoy the vibrant atmosphere of the town centre, with an array of local bars and restaurants at their doorstep, offering a variety of dining options to suit every palate. For those seeking a more leisurely pace, local walks are readily available, providing the ideal opportunity to explore the scenic surroundings and embrace a healthy lifestyle.

This apartment presents a rare opportunity to embrace urban living at its finest while enjoying the tranquility of a well-appointed home. Contact us today to arrange a viewing and secure your slice of town centre living in this bustling and vibrant community. There is also an amazing investment opportunity to purchase the property with the current tenant in situ. Currently bringing in a yield of 5.7%

Council Tax band: A

Tenure: Leasehold

FIRST FLOOR

ENTRANCE HALL

6' 2" x 4' 0" (1.88m x 1.23m)

OPEN PLAN LIVING AREA

26' 1" x 8' 4" (7.96m x 2.53m)

BEDROOM

10' 10" x 6' 11" (3.29m x 2.11m)

BATHROOM

6' 4" x 5' 3" (1.94m x 1.60m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING E

COUNCIL TAX- CURRENTLY A

SERVICES

Mains electric, mains water, mains drainage



Approximate total area⁽¹⁾

327 ft²

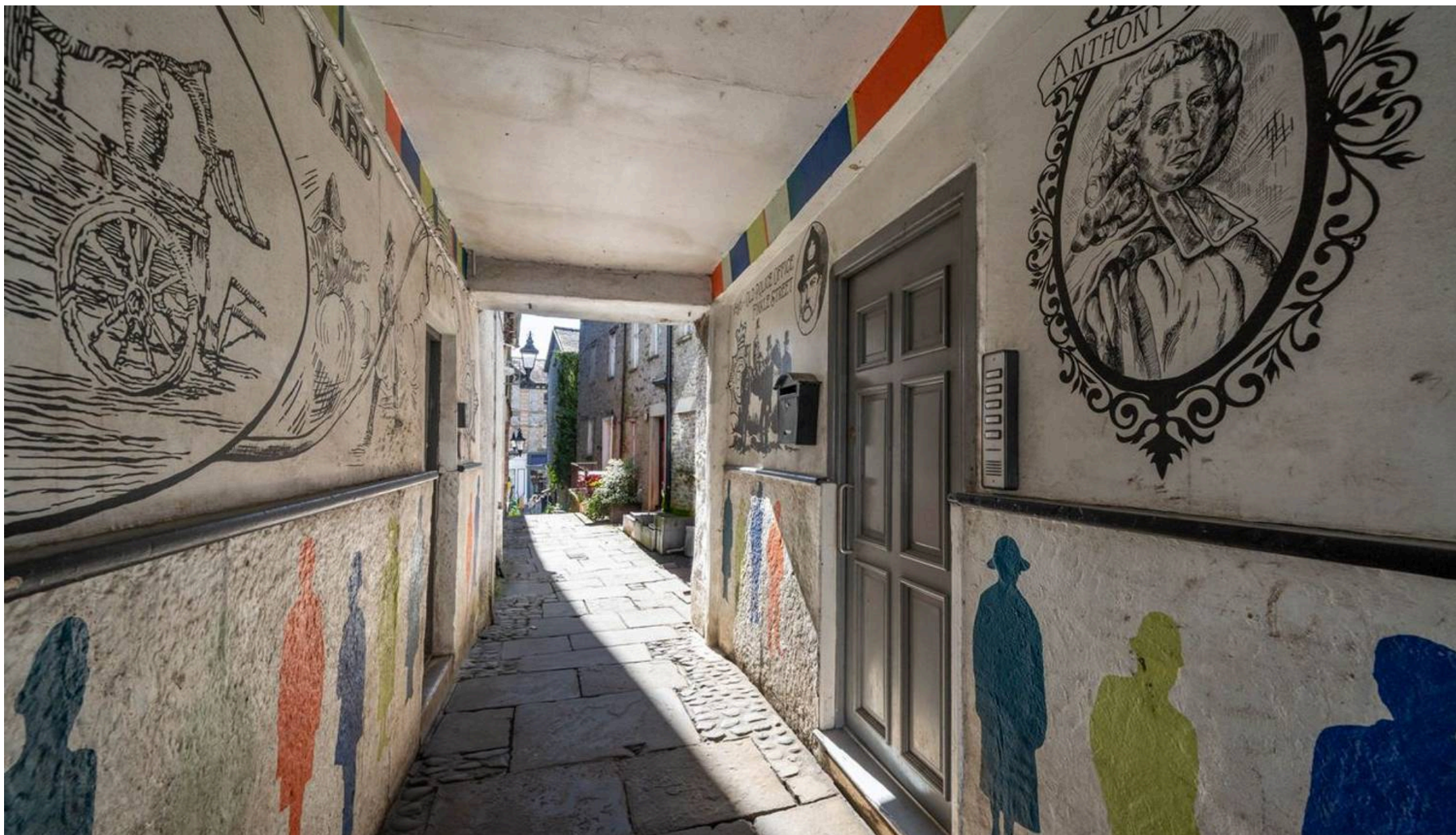
30.4 m²

(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.

GIRAFFE360





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.