



## Kendal

**£125,000**

Flat 8, Yard 119, Highgate, Kendal, Cumbria, LA9 4EN

Welcome to Flat 8, Yard 119, Highgate - a well-presented one-bedroom apartment offering an easy-to-manage layout in the heart of Kendal town centre, with delightful views across to Kendal Castle and The Helm. Ideal as a permanent residence or a convenient lock-up-and-leave home, the property is perfectly positioned to enjoy everything Kendal has to offer, including a wide range of shops, cafés, bars and eateries, as well as excellent transport links via the M6 motorway and Oxenholme Lake District train station.

Accessed via a iron spiral staircase, the apartment opens into an entrance hall providing space for coats, housing the wall-mounted gas boiler and giving access to both the shower room and the main living area.

### Quick Overview

Well presented flat

Easy to manage living space

Views across to Kendal Castle and the Helm

One double bedroom

Shower Room

Town centre location

Permit parking can be found close by

Gas central heating

No upward chain

Superfast Broadband speed \*



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Superfast  
Broadband



On-Street Parking

Property Reference: K7221



Shower Room



Living Room



Open Plan Living Area



Kitchen

The shower room is fitted with a modern three-piece suite comprising; a WC, wash hand basin and corner shower cubicle. Complemented by tiled walls, a radiator, extractor fan and space for towels.

The open-plan living space is light and welcoming, featuring two windows with attractive views, one overlooking Kendal Castle and the other towards The Helm in Oxenholme. Exposed wooden beams, downlights and stairs leading to the mezzanine bedroom add charm and character.

The living area flows seamlessly into a compact yet functional kitchen, fitted with wall and base units, worktops incorporating a sink with drainer, an integrated oven with four-ring gas hob and splashback, a concealed extractor fan and an under-counter fridge and washing machine.

Stairs from the living area lead up to the mezzanine bedroom, which enjoys a balcony overlooking the living space below. The bedroom comfortably accommodates a double bed and offers space for essential bedroom furniture such as wardrobes, bedside tables and drawers. Exposed beams and a Velux roof light window enhance the sense of space and natural light.

On-street and permit parking are available nearby. Offered for sale with no upward chain, Flat 8, Yard 119 presents an excellent opportunity for buyers seeking a characterful, centrally located home in one of Kendal's most desirable areas. Contact us today for further details or to arrange a viewing.

**Accommodation with approximate dimensions:**

**Third Floor**

**Entrance Hall**

**Shower Room**

**Living Room**

**17' 7" x 9' 3" (5.38m x 2.82m)**

**Kitchen**

**7' 6" x 6' 3" (2.31m x 1.93m)**

**First Floor**

**17' 5" x 16' 2" (5.33m x 4.95m)**

**Bedroom**

**Parking:** On-Street Parking. Permit parking can be found close by.

**Property Information:**

**Tenure:** Leasehold - 999 years from 3rd June 1987  
**Service charge:** - £800 per annum

**Council Tax:** Westmoreland & Furness - Band A

**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 and Directions:** ///scar.priced.doll

Situated just off Highgate being close to the centre of the town, the Brewery Arts Centre and all amenities. The property can be found by proceeding through an arched gateway next to Colman and Colman hairdressers, continue through into the courtyard and Flat 8 can be found towards the rear up the spiral stairs case.

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Living Room



Bedroom



Bedroom



Front Elevation

# Highgate, Kendal, LA9

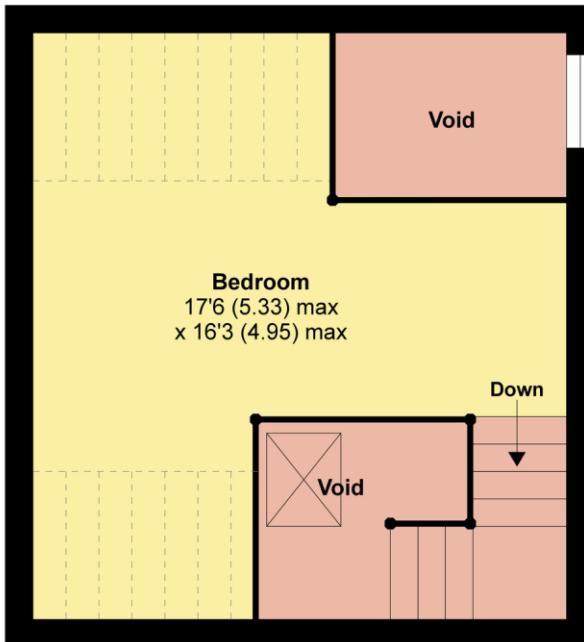


Approximate Area = 410 sq ft / 38.1 sq m (excludes void)

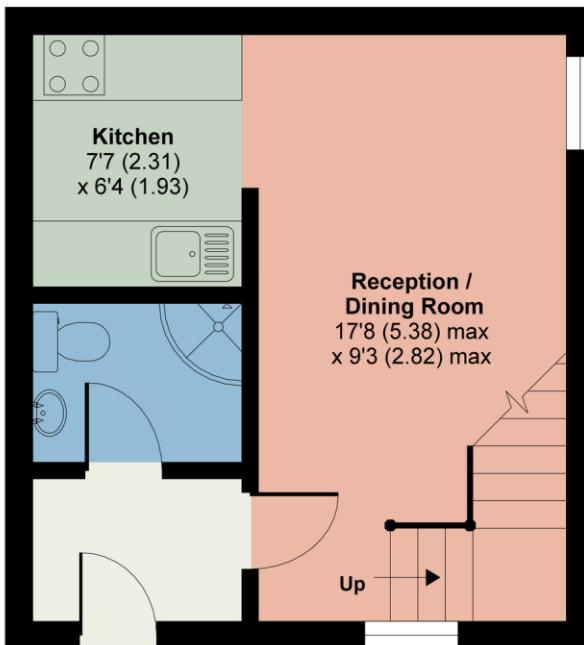
Limited Use Area(s) = 71 sq ft / 6.6 sq m

Total = 481 sq ft / 44.7 sq m

For identification only - Not to scale



## FIRST FLOOR



## GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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