



## Kendal

**£260,000**

Flat 3, 52 Stramongate, Kendal, Cumbria, LA9 4BD

Tucked away down a well-maintained and characterful yard in the heart of Kendal, this exceptional three-bedroom duplex apartment offers a rare combination of modern style, period charm and town-centre convenience. Just a short stroll from local shops, cafés and amenities with stunning views of the historic Kendal Castle, this is a truly special home ideal for professionals, downsizers or anyone seeking a refined base in the Lake District market town.

Accessed via a smart communal entrance, newly updated with fresh paintwork and clean aesthetic carpeting, the shared hallway sets a welcoming tone before reaching the apartment itself. Two flights of stairs lead you to the distinctive burgundy front door of Number 3. Step inside to a light-filled and stylish entrance hall, where characterful engineered wooden flooring adds warmth and elegance. This flooring continues throughout much of the main level, unifying the space with its timeless appeal.

### Quick Overview

Contemporary three bedroom apartment  
Well presented throughout  
Spacious living area & bespoke fitted kitchen  
Boasting traditional features  
Double glazing throughout  
No upward chain  
Views of the historic Kendal Castle  
Gas central heating  
One allocated parking space and shed  
Ultrafast broadband available



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Ultrafast  
Broadband



Allocated  
Parking

Property Reference: K7153



Entrance Hall



Living Room



Open plan living / dining / kitchen



Kitchen

On the left hand side is Bedroom Three, currently utilised as a spacious and quiet home office. This flexible room enjoys a rear outlook and features an original fireplace that adds a touch of period character. Discreetly tucked away within the room is a deep under-stairs storage cupboard, fitted with built-in shelving, ideal for storing household essentials or office supplies.

Moving along the hallway, the home opens into a generous open-plan kitchen, dining and living room; the heart of the property. Bathed in natural light from three front-aspect traditional timber sash windows, this impressive space offers spectacular, far-reaching views toward the historic Kendal Castle. The living area is arranged around a striking original stone mantelpiece with an open gas fire, creating a cosy focal point for relaxing or entertaining. The space is thoughtfully proportioned, allowing for a variety of furniture layouts to suit the new owner's style and needs. The kitchen, stylishly refitted in 2019, is both practical and refined. White marble worktops offer a clean, contemporary feel, complemented by a full range of integrated appliances including a NEFF four-ring induction hob, extractor, oven, microwave, fridge freezer, washing machine and inset sink with drainer. A glass-fronted display cabinet adds a touch of elegance.

Down the hall, you will find Bedroom Two, a spacious and inviting double room with a feature fireplace and a pleasant front-facing aspect. Next to the bedroom, the large walk-in storage room or pantry, a practical bonus offering extensive shelving and room for additional storage or household items.

Opposite Bedroom Two is the generously proportioned main shower room. This beautifully finished space includes a large walk-in shower with a waterfall-style shower head, a floating wash hand basin, a contemporary WC and a heated towel rail. Part-tiled walls and tiled flooring enhance the sense of quality, while a built-in linen cupboard conveniently houses the boiler and provides useful storage.

Ascending the stairs to the upper level, you are greeted by the principal bedroom, a truly charming and characterful retreat. The room benefits from exposed wooden ceiling vaults and dual-aspect roof lights that flood the space with natural light. Built-in triple wardrobes make excellent use of the space, and discreet under-eaves cupboards provide additional hidden storage. This serene bedroom leads into a private en-suite bathroom, complete with a jacuzzi bath and overhead shower, floating WC, wash hand basin and further under-eaves storage, ideal for linens or seasonal items.

The property also includes an allocated off-road parking space, offering convenience right in the centre of town. Additionally, a private shed provides secure storage for outdoor equipment, bikes, or tools.

This thoughtfully designed and beautifully maintained apartment offers a rare opportunity to enjoy the best of Kendal living, where historic charm meets modern comfort and where every window tells a story. Just moments from Kendal's bustling centre, yet quietly tucked away with elevated views over the town's most iconic landmark, this is a home not to be missed.

Early viewing is strongly recommended to appreciate the space, setting and unique charm of this exceptional Kendal residence.

Accommodation with approximate dimensions:

Communal Entrance:

Entrance Hall:

Open plan living / dining / kitchen 24' 5" x 13' 5" (7.45m x 4.09m)

Bedroom Three 11' 5" x 10' 8" (3.48m x 3.26m)

Bedroom Two 13' 6" x 10' 3" (4.12m x 3.14m)

House Shower Room

Walk in storage cupboard

First Floor

Bedroom One 24' 6" x 14' 4" (7.49m x 4.39m)

En Suite Bathroom

Property Information:

**Parking:** Allocated parking space for one vehicle

**Services:** Mains electricity , mains gas, mains water and mains drainage

**Tenure:** Leasehold

A lease term of 999 years from 25th of November 2005 with 980 years remaining.

Annual service charge of £620 to cover maintenance of all communal areas and contributions to a sinking fund.

Current building insurance charge is £470 annual payment.

**Council Tax:** Westmorland and Furness Council tax band: D

**Energy Performance Certificate:** The full energy performance certificate is available on our website and in our offices.

**What3Words & Directions** //fluid.light.shelf

Situated within easy walking distance of the town centre, Flat 3 , 52 Stramongate can be found through the archway just after the AGA shop, identified as Yard 52. Turn into the courtyard, go under the archway and number 3 is on the second floor in the building on the right-hand side.

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Bedroom Three



Bedroom Two



House Shower Room

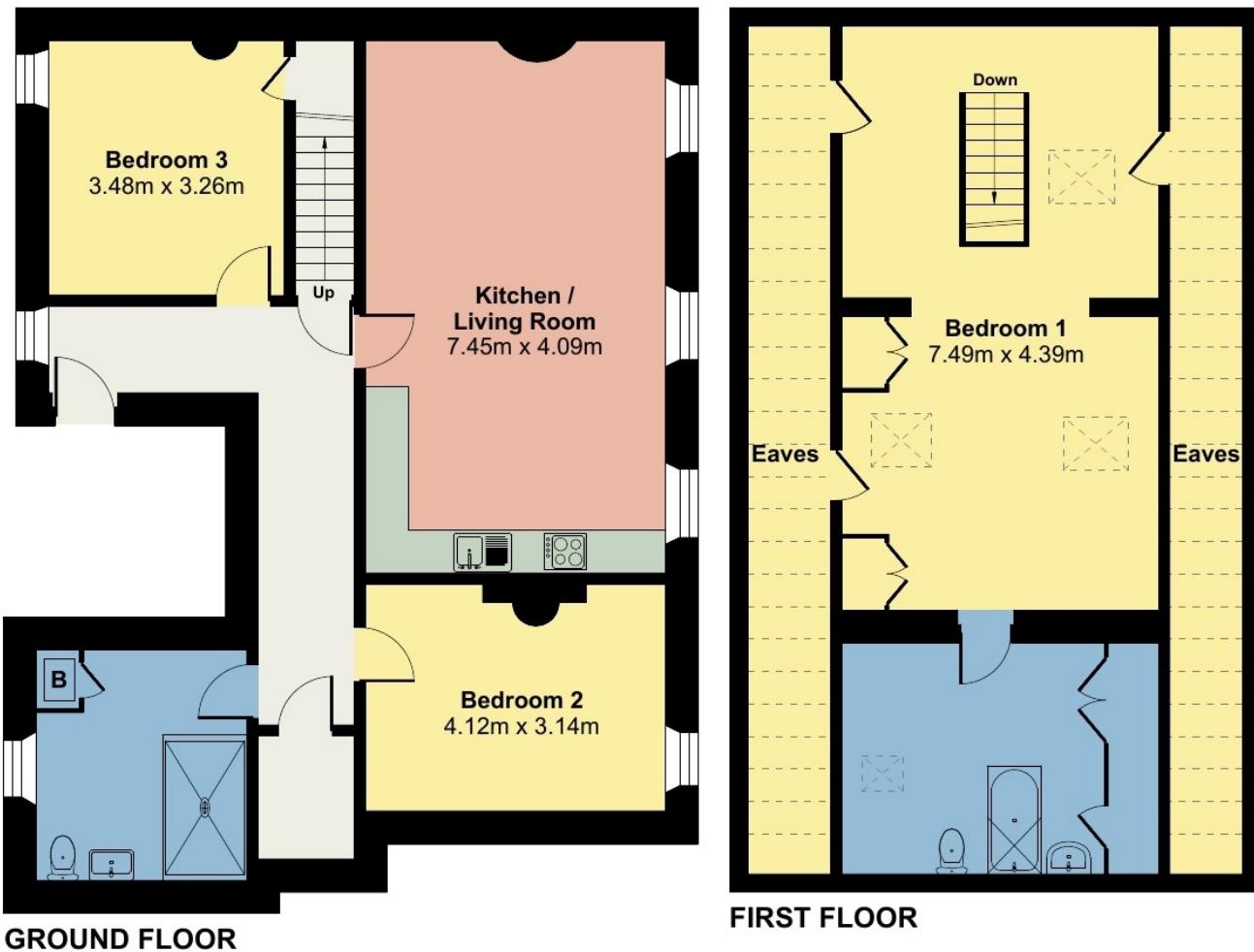


Bedroom One

# Stramongate, Kendal, LA9

Approximate Area = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



## A thought from the owners...

It's not just a flat, it's part of a lovely little community. The building is run partly by the residents, which gives it a really friendly and neighbourly feel. Everyone looks out for each other and it's a peaceful and welcoming place to come home to while being just a short walk from the heart of Kendal.

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