

## Kendal

**£115,000**

26b Park Avenue, Kendal, Cumbria, LA9 5QW

26B Park Avenue is a charming first-floor, one-bedroom apartment set within an attractive stone-built Victorian end-terraced property, located in a quiet yet highly convenient position just a short walk from Kendal town centre. Internally, you step into a welcoming entrance hall, which benefits from a handy linen cupboard housing the hot water cylinder, providing useful additional storage.

From here, you enter the stylish open-plan living and kitchen area, which is full of character and natural light. Two front-aspect double-glazed windows complement the beautiful exposed stone wall and original wooden beam, creating a warm and inviting space. The kitchen is fit with wall and base units, an inset stainless-steel sink, and offers space for a freestanding oven and fridge freezer. A cleverly designed breakfast-bar worktop maximises the available space, providing both a functional workspace and an informal dining area.

The contemporary shower room is well presented and comprises a WC, pedestal wash hand basin and a freestanding shower tray with a glass-panelled surround and electric shower.



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Ultrafast Broadband Available



On Street Parking

### Quick Overview

- One bedroom apartment
- Contemporary fitted shower room
- Open plan living/dining/kitchen area
- Convenient location
- Great opportunity for first time buyers
- Recently developed throughout
- Ultrafast broadband available
- On street parking

Property Reference: K7230



Open plan Kitchen/Living Area



Open Plan Kitchen/Living Area



Kitchen



Shower Room

The bedroom is a generous double, enjoying a quiet rear aspect. This apartment is ideal for first-time buyers, investors or those seeking a second home, thanks to its peaceful setting and proximity to the town centre.

Park Avenue is positioned at the south end of Kendal, offering convenient access to excellent transport links including Junction 36 of the M6 and Oxenholme mainline railway station. A supermarket, local hospital and college are all within easy reach, making this a highly practical and desirable location.

#### Accommodation with approximate dimensions

Ground floor entrance hall

First floor

Entrance hall

Open plan living / dining / kitchen 10' 4" x 17' 11" (3.16m x 5.48m)

Shower room

Bedroom 8' 11" x 11' 3" (2.72m x 3.43m)

#### Property Information

**Parking** On street parking available

**Tenure:** Leasehold - With a lease term of 999 years from 16th December 1985. 958 Years remaining on the lease.  
**Service Charge** - £528.71 Annually and covers contributions for building insurance, ground rent, fire alarm inspection and communal electricity (hallway and staircase)

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

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

**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 //degree.hers.humble

Situated to the south of the popular market town of Kendal, the property is easily accessible from Milnthorpe Road. From Kendal town centre, head south down Aynam road and onto Milnthorpe Road and turn left at the traffic lights onto Romney Road. Continue for approximately 120 metres before turning left into Park Street. Follow Park Street to the end and turn right onto West Street. At the junction, turn right again onto Park Avenue. You will find No. 26 on the right-hand side just before the central gap.

**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).

**Agent note:** The property is presently held under an Assured Shorthold Tenancy, with vacant possession expected in April 2026.



Bedroom



Communal Rear Yard

### Kitchen / Living Area

3.16 x 5.48 m  
10'4" x 17'11"

### Hallway

1.83 x 1.38 m  
6'0" x 4'6"

### Bathroom

1.83 x 1.73 m  
5'11" x 5'8"

### Bedroom

2.72 x 3.43 m  
8'11" x 11'3"

Approximate total area<sup>(1)</sup>

33.3 m<sup>2</sup>  
358 ft<sup>2</sup>

(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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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & 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 13/02/2026.