



Kendal

£TBC

9 Kirkstone Mews, Kendal, Cumbria , LA9 7JX

This splendid one-bedroom first floor apartment is situated on The Oaks, a popular residential development enjoying a convenient location with easy access to Oxenholme mainline railway station, a nearby bus stop, and local amenities including Asda, Westmorland General Hospital and Kendal Leisure Centre. The property is offered at a discounted price under an affordable housing initiative, allowing the new owner to purchase at 70% of the full market value, subject to meeting local authority criteria, making it an ideal opportunity for a first-time buyer.

Quick Overview

Splendid one bedroom apartment
 Subject to section 106 agreement
 Offered for sale at 70% of the full market value

Ideal for first-time buyers
 Bright open-plan living space
 Fitted kitchen
 Three piece bathroom suite
 Undercover parking space
 Close to local amenities
 Ultrafast Broadband speed*

Property Reference: K7277



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Ultrafast



Allocated parking



Entrance Hall



Living Area



Living Area



Living Area

The apartment is accessed via a spacious private entrance hall which provides access to all living accommodation, creating a welcoming and practical layout.

The light and airy living space benefits from three UPVC double glazed windows, two of which are full height, allowing an abundance of natural light to fill the room. The adjoining kitchen area is fitted with a range of wall and base units complemented by work surfaces incorporating a sink with drainer and coordinating part tiled walls. There is a built-in oven, four ring gas hob with concealed extractor, plumbing for a washing machine, space for a fridge/freezer and a wall mounted Glow-worm boiler.

The bedroom is a generously sized double room with a pleasant aspect to the rear, providing a quiet and comfortable retreat. The bathroom is fitted with a three-piece suite comprising a panel bath with shower over, wash hand basin and WC, complemented by part tiled walls, extractor fan, shaver point and radiator.

Externally, the property benefits from well-maintained communal gardens, an undercover allocated parking space and additional visitor parking.

Offered at an attractive discounted price and in a highly convenient location, this well-presented apartment provides an excellent opportunity for eligible buyers to step onto the property ladder and early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Communal Entrance Hall

First Floor

Private Entrance Hall

Open Plan Living Room and Kitchen

19' 7" x 10' 3" (5.97m x 3.14m)

Bedroom

11' 6" x 16' 0" (3.51m x 4.88m)

Bathroom

Parking: Allocated under cover parking space and visitor parking.

Property Information:

Tenure: Leasehold – Held on the balance of a 999 year lease from 2005

Service Charge – £ per month including building insurance and upkeep of common parts and gardening. - PLEASE CONFIRM CHARGES

Council Tax: Westmorland and Furness Council - 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 & Directions: [///fakes.wiping.pages](http://fakes.wiping.pages)

The apartment can be found by travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks and Whinlatter Drive, proceed straight ahead following the road down and Kirkstone Mews can then be seen straight ahead. Proceed under the archway to the rear of the building, turn left and apartment 9 has an undercover parking space, being the second one in from the far end.

Viewings: Strictly by appointment with Hackney & Leigh.

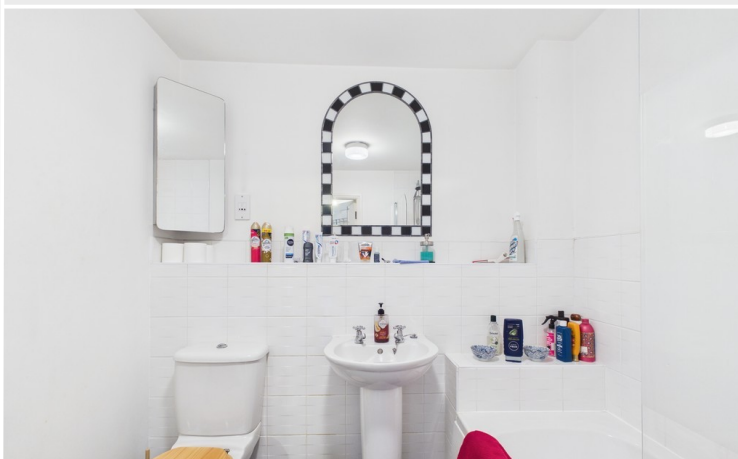
Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at 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).



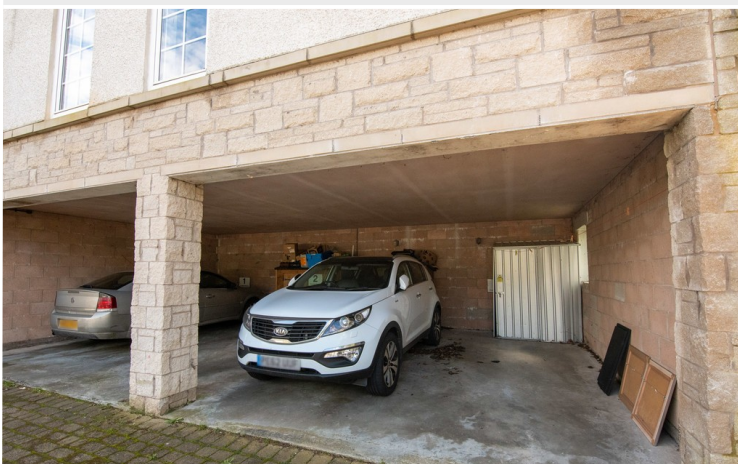
Kitchen



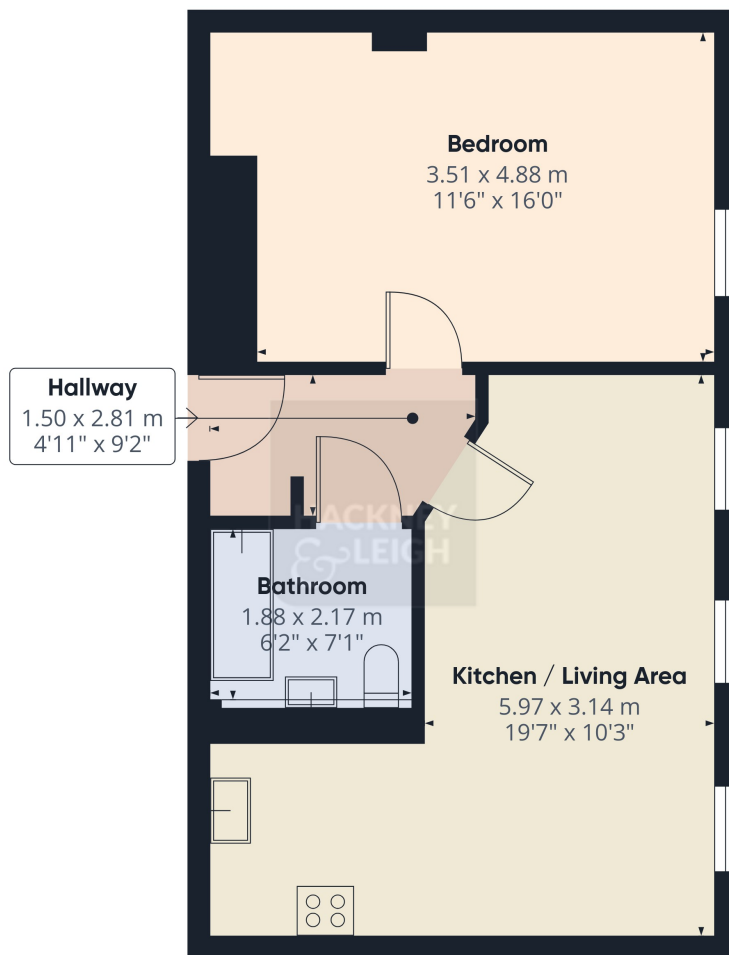
Bedroom



Bathroom



Undercover parking



Approximate total area^m
49 m²
528 ft²

(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

A thought from the owners...

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 08/04/2026.

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