



Kendal

£200,000

1 Kings Arms Croft, Kendal, Cumbria, LA9 4DG

Welcome to 1 Kings Arms Croft, a well-presented two-bedroom apartment situated within this development in the centre of Kendal. Ideally positioned on the ground floor, this well-appointed home offers a fantastic combination of convenient town living and low-maintenance accommodation, with a bright and neutral interior providing a blank canvas for the next owner.

The property opens into a welcoming entrance hall, offering access to the main living areas and benefiting from a useful storage cupboard which houses the hot water cylinder.

Quick Overview

Ground Floor apartment

Town centre location

Open plan living space

Kitchen with integrated appliances

Balcony with views across Kendal

Two well-proportioned bedrooms

Modern bathroom

Allocated parking space

No upward chain!

Ultrafast broadband speed*



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1



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Ultrafast



Allocated parking
space

Property Reference: K7316



Open Plan Living Area



Living Area



Kitchen



Bathroom

At the heart of the apartment is the spacious open-plan kitchen, dining and living area, designed to create a sociable and versatile space. The room benefits from plenty of natural light and opens out onto a balcony, providing an excellent spot to enjoy views across Kendal town and towards the surrounding countryside.

The kitchen is fitted with a range of wall and base units, incorporating an inset sink and drainer, integrated fridge and washing machine, electric hob with stainless steel extractor, Lamona electric oven and wall-mounted boiler. There is space for a dining table, with the living area offering a comfortable setting for relaxing and entertaining.

The apartment offers two well-proportioned bedrooms, providing flexible accommodation suitable for residents, guests, or those requiring space for home working.

The bathroom comprises a panelled bath with overhead shower, vanity wash hand basin and WC. The room is finished with tiled walls and flooring and benefits from a shaver point, extractor fan and inset downlighting.

Located within easy walking distance of Kendal town centre, the apartment is ideally placed for access to a variety of shops, cafés, restaurants and local amenities. The development also benefits from communal outdoor space and allocated parking, adding further convenience to the property.

An excellent opportunity for first-time buyers, investors or those looking for a conveniently located home in the heart of Kendal. 1 Kings Arms Croft is offered for sale with no upward chain and provides comfortable living, practical accommodation and easy access to the wider South Lakes area.

Accommodation with approximate dimensions:

Entrance Hall

Open plan living room and kitchen

Living Room

12' 5" x 17' 0" (3.80m x 5.20m)

Dining Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Bedroom One

10' 10" x 11' 3" (3.32m x 3.45m)

Bedroom Two

6' 8" x 9' 9" (2.05m x 2.98m)

Bathroom

Parking: Allocated parking space. The space can be found as you enter Booths car park, with the second space on the left-hand side, located next to the undercover parking spaces.

Property Information

Tenure: Leasehold - 998 from November 2003 with 975 years remaining

Management charges £1500 per annum which can be paid quarterly. This includes monies into a sinking fund for all external painting, building insurance, roof maintenance, cleaning of courtyard, lighting of communal areas and admin charges for management.

Council Tax: Westmorland and Furness Council Tax - Band C

Services: Mains water, mains drainage and mains electric.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words & Directions: ///pest.alien.fonts

From the traffic lights at the Town Hall, take a left turn onto Allhallows Lane and proceed to the first right onto Low Fellside. Pass the entrance to Booths car park and continue straight on, the Kings Arms Croft development can be found on the right hand side.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Bedroom Two



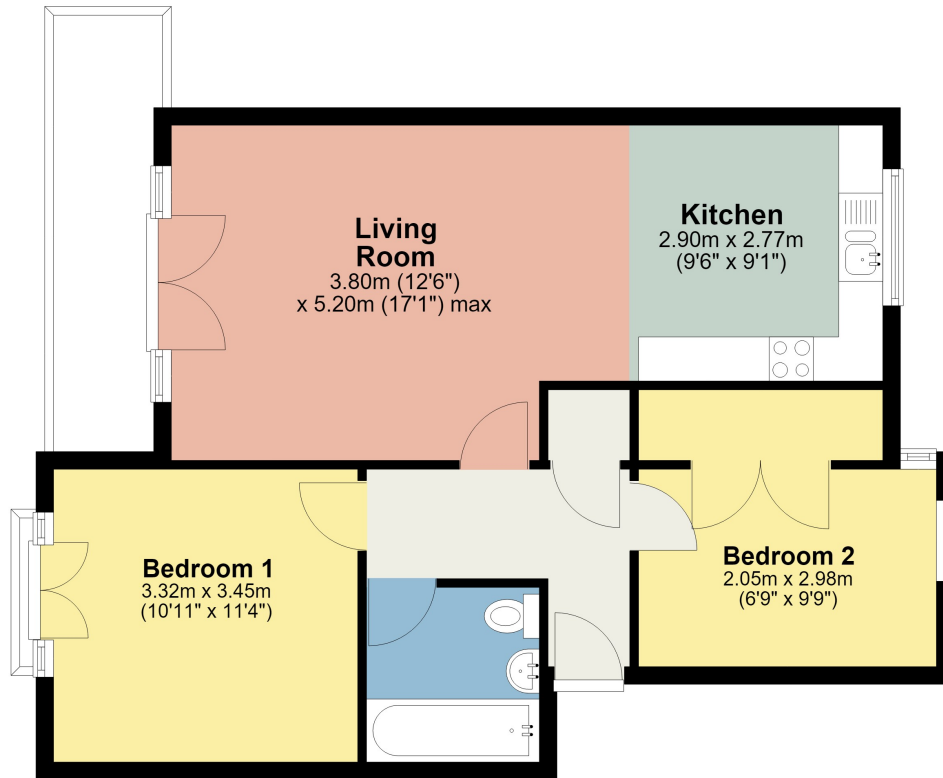
Views



Balcony

Ground Floor

Approx. 58.4 sq. metres (628.6 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 58.4 sq. metres (628.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

1 Kings Arms Croft, Kendal

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