



## Kendal

**£225,000**

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

Welcome to 6 Kings Arms Croft, a well-located two-bedroom apartment set within a popular modern development in the heart of Kendal. Positioned at ground floor level, this practical home offers an excellent blend of town centre convenience and comfortable contemporary living. The apartment presents a fresh, neutral backdrop ready for a new owner to make their own.

Upon entering, you are welcomed by an entrance hall providing useful circulation space and a handy storage cupboard housing the hot water cylinder. The open-plan kitchen/dining/living area is thoughtfully designed to maximise both space and natural light, creating a versatile area suitable for everyday living and entertaining.



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Ultrafast



Allocated parking  
space

### Quick Overview

Modern ground floor apartment

Two bedrooms

Open plan living/dining/kitchen area

Patio doors leading to balcony

Contemporary fitted kitchen

Stylish bathroom

Convenient access to Kendal town centre

No onward chain!

Allocated parking

Ultrafast broadband available

Property Reference: K7223



Kitchen



Kitchen



Living Area



Bedroom One

The kitchen is fitted with a range of wall and base units and includes an inset sink and drainer, integrated washing machine and fridge positioned under the counter, a four-ring electric hob with extractor over, electric cooker and under-unit lighting, offering both practicality and a clean, modern finish. There is ample space to accommodate a dining table, with the living area providing a comfortable setting to relax.

The property offers two well-proportioned bedrooms, each suitable for double occupancy and providing flexible accommodation for residents, guests or home working.

The bathroom is fitted with a panelled bath with overhead shower, vanity wash hand basin and WC; finished in a simple and functional style.

Situated within easy walking distance of Kendal's vibrant town centre, the apartment enjoys excellent access to a wide range of amenities including shops, cafés, and local attractions. The development also benefits from communal recreational space and allocated parking, enhancing the overall appeal.

An excellent opportunity for first-time buyers, investors, or those seeking an accessible centrally located home, 6 Kings Arms Croft combines location, convenience and comfortable living.

**Accommodation with approximate dimensions:**

**Entrance Hall**

**Open plan living area**

**Living room/dining area**

12' 9" x 17' 5" (3.90m x 5.32m)

**Kitchen area**

9' 11" x 9' 1" (3.04m x 2.77m)

**Balcony**

**Bedroom One**

10' 10" x 11' 4" (3.32m x 3.46m)

**Bedroom Two**

9' 8" x 9' 9" (2.95m x 2.98m)

**Bathroom**

## Property Information

**Parking:** Allocated off road parking

**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:** ///served.sleep.soda

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 £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).



Bedroom Two



Bathroom



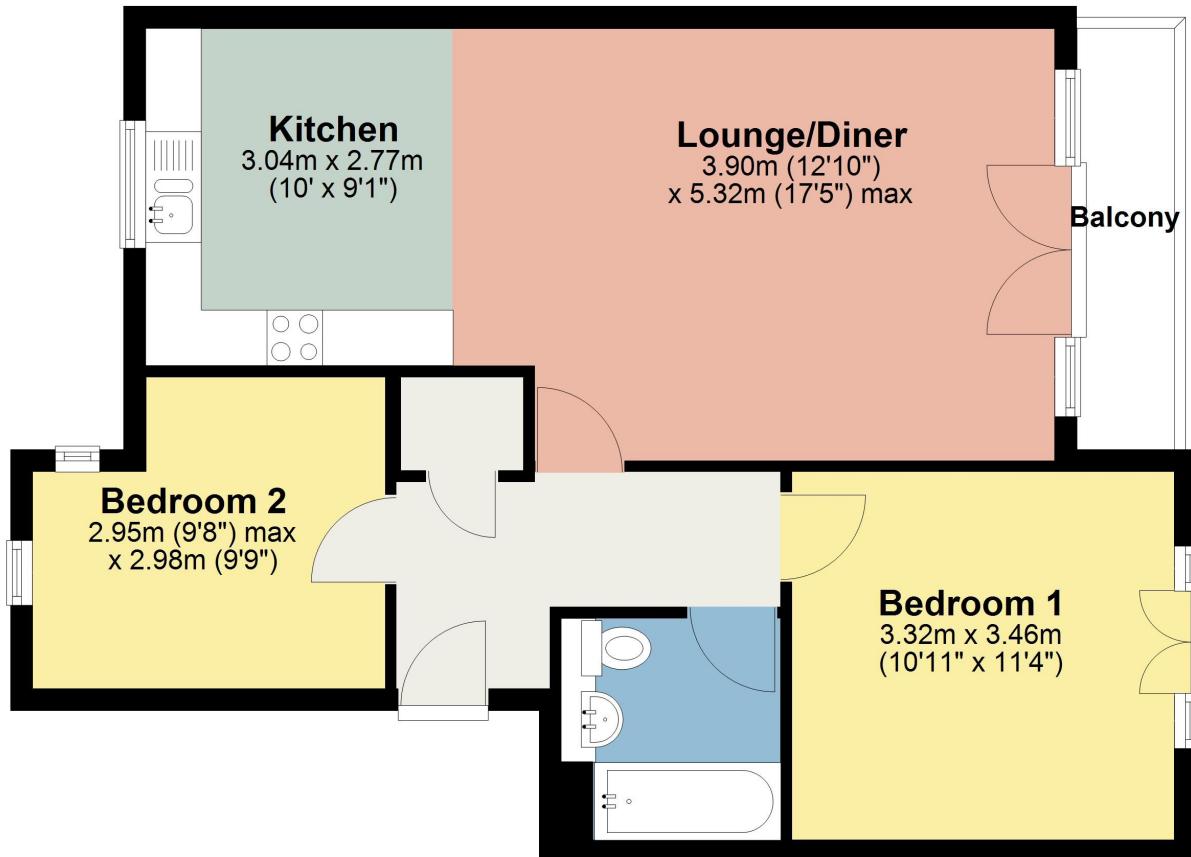
Balcony



View

## Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



**Total area: approx. 60.3 sq. metres (648.9 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.

A thought from the owners...

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