

Apt 31, Kentgate Place Beezon Road, Kendal

£350,000

Your Local Estate Agents ThomsonHaytonWinkley



Apartment 31

Kentgate Place Beezon Road, Kendal

Situated in a convenient central Kendal location, this is a well presented two bedroom third floor apartment, offering spacious and naturally bright accommodation, attractive views and the added benefit of secure parking. Ideally placed within easy reach of the town centre, bus station and train station, the apartment is well suited to those looking for convenient town living.

The accommodation begins with an entrance hallway leading through to a particularly spacious open plan kitchen and living area. The fully fitted kitchen sits alongside the generous living space, which benefits from plenty of natural light and views across the River Kent. Patio doors open onto a private balcony, providing plenty of room for outdoor seating and plants, as well as lovely views towards Kendal Castle.

There are two well proportioned double bedrooms, both benefiting from large windows that allow plenty of natural light. The principal bedroom also features fitted wardrobes and its own en suite shower room, while a separate shower room serves the remainder of the accommodation.

The private balcony provides a lovely extension of the living space, while the secure parking is a particularly valuable addition in such a central location. Combining generous accommodation, attractive views and excellent convenience, this apartment offers an appealing home in a central Kendal location.

- Well presented two bedroom second floor apartment
- Spacious open plan kitchen and living area
- Fully fitted kitchen
- Bright living space with views over the River Kent
- Spacious private balcony
- Two double bedrooms, both with large windows allowing plenty of natural light
- Principal bedroom with fitted wardrobes and en suite shower room
- Separate shower room serving the rest of the accommodation
- Secure parking
- Central Kendal location, close to the bus station, train station and town centre

WHAT3WORDS:///voted.tiny.warm
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









ENTRY
11′ 10″ x 4′ 4″ (3.61m x 1.31m)

KITCHEN / LIVING AREA
35′ 9″ x 14′ 8″ (10.90m x 4.47m)

BEDROOM
15′ 5″ x 10′ 2″ (4.70m x 3.09m)

EN SUITE
12′ 0″ x 6′ 10″ (3.66m x 2.08m)

BEDROOM
13′ 1″ x 8′ 6″ (4.00m x 2.58m)

SHOWER ROOM
8′ 0″ x 6′ 6″ (2.45m x 1.99m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band D

TENURE: LEASEHOLD

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Approximate total area(1)

1039 ft²

96.4 m²

Balconies and terraces

129 ft²

12 m²

(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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