



Kendal

£200,000

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

Kings Arms Croft is an attractive residential development, ideally situated in an elevated position just off Low Fellside. This well-presented first-floor apartment features a spacious two-bedroom layout with a large open-plan living/dining kitchen and modern bathroom. Bright and airy throughout, it benefits from a balcony off the living room with open views across the town, to Kendal Castle and beyond. Outside, the property includes a private parking space and access to a communal paved courtyard.

Quick Overview

- Well presented first floor apartment
- Convenient access to Kendal town centre
- No upward chain
- Open plan living areas and well appointed kitchen
- Two bedrooms
- Modern bathroom
- Allocated parking space
- Communal paved courtyard and balcony
- Early viewing recommended!
- Ultrafast broadband speed*



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Ultrafast
Broadband

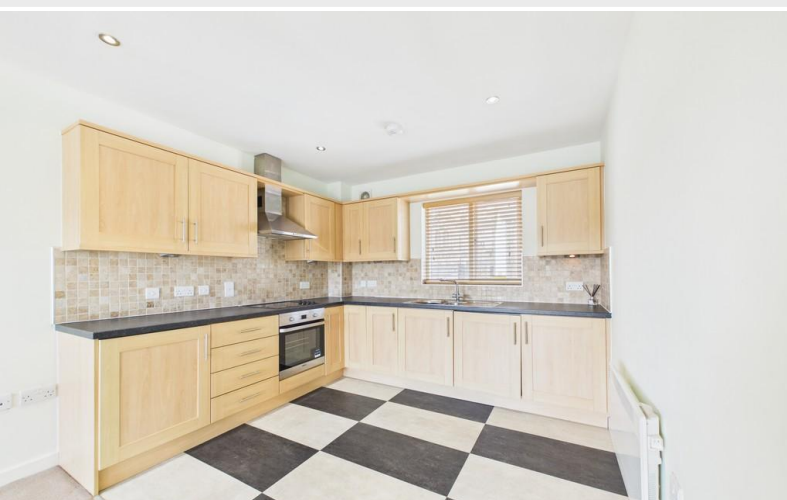


Allocated Parking
Space

Property Reference: K7228



Open Plan Kitchen / Living



Kitchen



Bedroom One



Bedroom One

The apartment has a welcoming entrance with a part-glazed door and electric panel heater. A cylinder cupboard houses the Megaflo Heatrea Sadia pressurised tank, with a Newlec Centaur Plus heating control. From the entrance hall, there is access to all main living areas.

The open-plan living/dining kitchen is a generous and inviting space, enjoying views across old and new Kendal, the surrounding roofscape, Kendal Castle and the fells beyond. Double-glazed double doors with full-height side panels open onto a balcony with an outside light. The living area is fitted with a TV aerial point, electric panel heater and provides access via a fold-down wooden ladder to the loft space. The loft is boarded offering ample storage space plus carpeted partitioned area with heat, light and velux window.

The kitchen is towards the rear, enjoys a pleasant aspect onto Low Fellside. It is fitted with an attractive range of wall and base units with concealed downlights, complemented by matching work surfaces, an inset bowl-and-half stainless steel sink with drainer and part-tiled walls. Appliances include a built-in Beko oven, four-ring electric hob with stainless steel cooker hood and extractor, integrated fridge and concealed washing machine.

The principle bedroom is a generous double with open views across the town, featuring double-glazed French doors with full-height side panels that open onto a Juliet balcony. The second bedroom is a comfortable double with a rear aspect and two double-glazed windows.

The modern bathroom comprises a white three-piece suite; with a panel bath and shower over, wash hand basin, and wall-hung WC. It is finished with tiled walls, a heated towel rail, shaver point and downlights.

The development provides private parking spaces for each apartment and the rear paved courtyard serves as a communal garden area. With no upward chain, this apartment represents an excellent opportunity for buyers.

Accommodation with approximate dimensions:

A flight of steps lead up to the:

Entrance Hall

Open Plan Living Dining Kitchen 13' 1" x 26' 2" (4m x 8m)

Living Area

Dining Kitchen

Bedroom One 10' 9" x 11' 5" (3.3m x 3.5m)

Bedroom Two 9' 10" x 9' 6" (3m x 2.9m)

Bathroom

Parking: Allocating parking space.

Property Information:

Tenure: Leasehold - Held on the balance of a 999 year lease.

Service Charge & Ground Rent - The current charge for 2026 is £1500 per annum which is payable by quarterly payments of £375 this covers the building insurance, upkeep and maintenance of communal areas and the external painting of the development every few years.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains electricity, mains water 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: ///risks.phones.caring

On foot - 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.

Vehicle access - Alternatively by vehicle, turn left from Windermere Road onto Queens Road and take the first left onto Low Fellside, proceed for approximately 800 yards and turn left into Kings Arms Croft development

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).



Bathroom



Bedroom Two



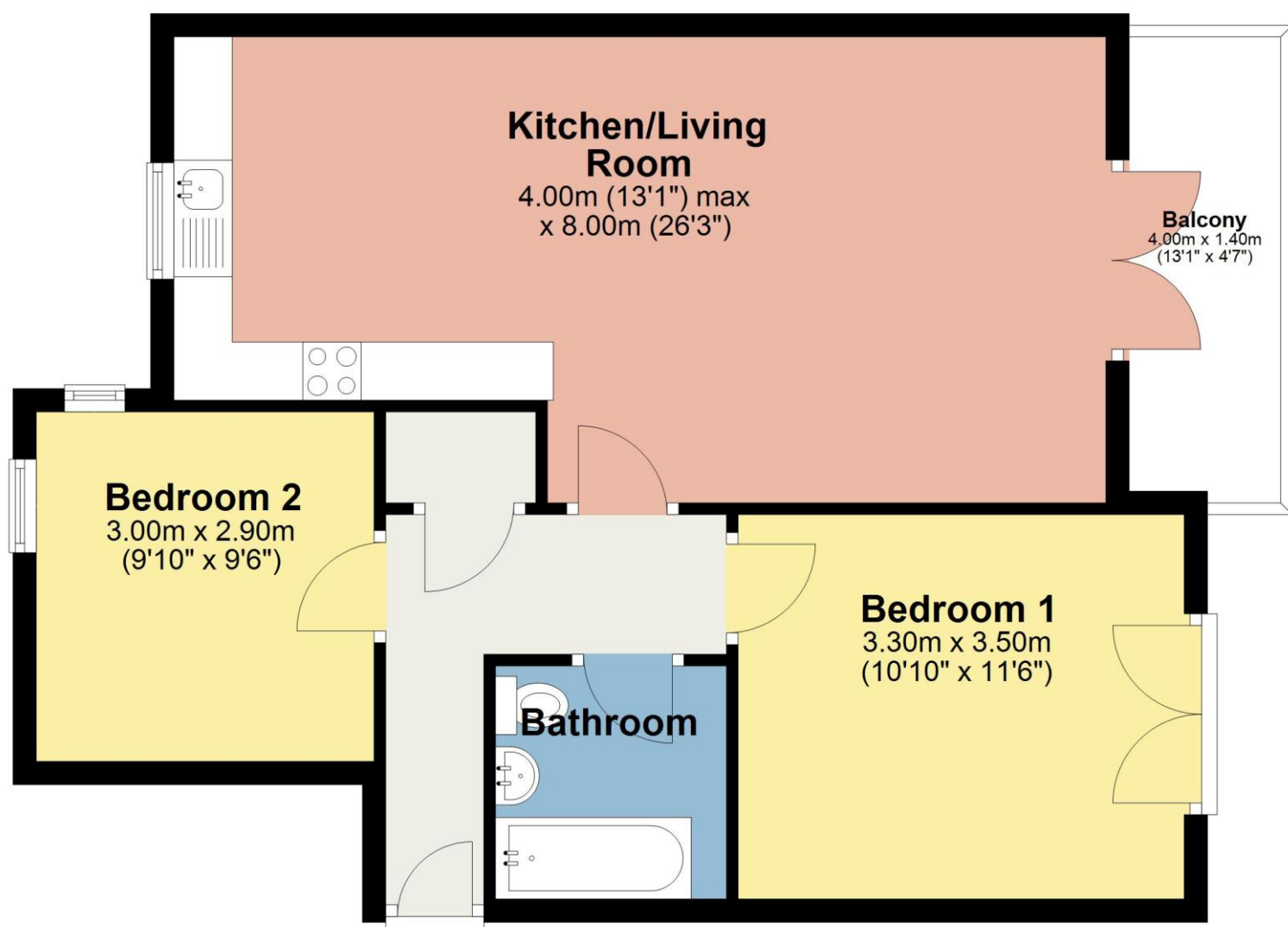
Bedroom Two



Views across town

Ground Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



A thought from the owners...

"This is a light spacious apartment with lovely views and easy access to community shops, buses and Kendal's amenities."

Total area approx 62.7 sq. metres (675.4 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

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4 Kings Croft, Kendal

Request a Viewing Online or Call 01539 729711