



Flat 4, 8 Kent Street, Kendal

£125,000



Flat 4

8 Kent Street, Kendal

A well presented flat situated in the market town of Kendal. Conveniently located, residents will have easy access to the town's amenities and transportation services, as well as quick road links to the M6 Motorway and the stunning landscapes of the Lake District National Park.

A 2-bedroom flat situated in the heart of Kendal awaits its new owners. This delightful property boasts a substantial kitchen living area, perfect for entertaining guests or enjoying quiet evenings at home. Spread across two floors, the single bedroom on the ground floor offers convenience, while the double bedroom on the lower ground floor provides a peaceful retreat. Completing the layout, a bathroom on the lower ground floor and a cloakroom on the ground floor ensure comfort and practicality. With the added benefits of electric heating and double glazing, this property offers a cosy and energy-efficient living space.

Outside, the property features a shared yard to the side, offering ample room for garden furniture, potted plants, and additional storage. Whether you are a first-time buyer looking to step onto the property ladder or seeking a comfortable home in a central location, this property offers a fantastic opportunity to embrace the vibrant lifestyle Kendal has to offer.

- Delightful flat located in the centre of Kendal
- Substantial kitchen living area
- Single bedroom on the ground floor and a double bedroom on the lower ground floor
- Bathroom on the lower ground floor and a cloakroom on the ground floor
- Electric heating and double glazing
- A shared yard to the side of the property with plenty of space for garden furniture and potted plants
- Easy access to the towns amenities and transport services
- Road links to the M6 Motorway and the Lake District National Park
- A great first time home

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX:BAND D

TENURE:LEASEHOLD

DIRECTIONS

From the Kendal markets go down Branthwaite Brow and cross over onto Kent Street where Flat 4 can be found on the left hand side.

WHAT3WORDS:///that.total.frozen





GROUND FLOOR

ENTRANCE HALL

5' 3" x 4' 5" (1.59m x 1.34m)

KITCHEN LIVING AREA

24' 10" x 10' 7" (7.56m x 3.22m)

BEDROOM

7' 7" x 7' 6" (2.32m x 2.29m)

CLOAKROOM

3' 10" x 3' 10" (1.16m x 1.16m)

INNER HALLWAY

12' 5" x 9' 9" (3.78m x 2.96m)

LOWER GROUND FLOOR

INNER HALLWAY

4' 11" x 3' 1" (1.51m x 0.94m)

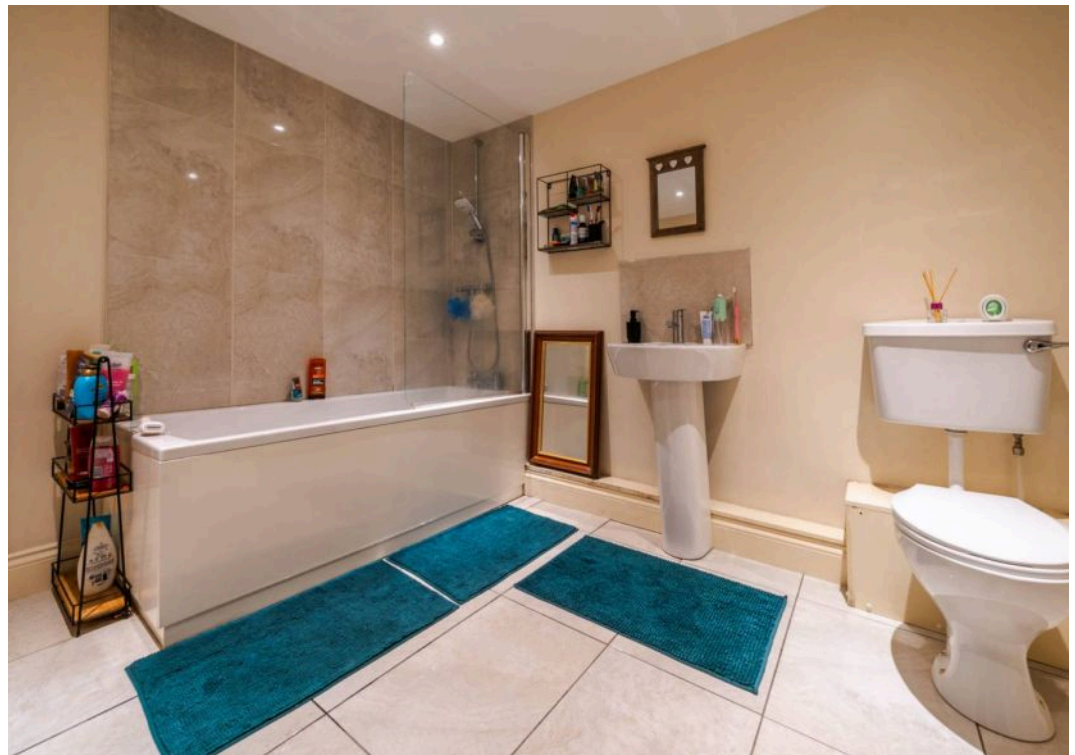
BEDROOM

12' 1" x 11' 6" (3.69m x 3.51m)

BATHROOM

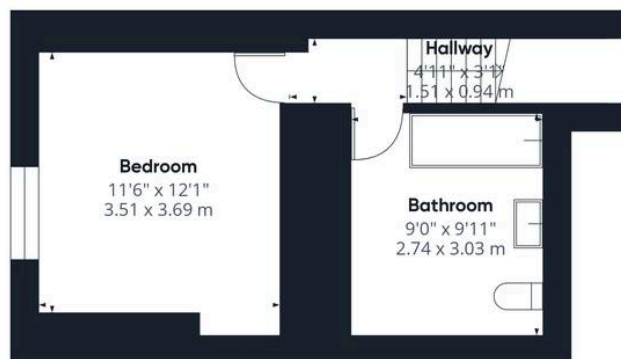
9' 11" x 9' 0" (3.03m x 2.74m)











Ground Floor



Floor 1

Approximate total area⁽¹⁾

767.56 ft²

71.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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