



Flat 1, 27-29 Market Place, Kendal  
£115,000





## Flat 1

27-29 Market Place, Kendal

A first floor apartment situated in the heart of the market town of Kendal. The property is close to all the towns amenities, pubs, restaurants, transport services. It also has great road links to the M6 Motorway and the Lake District National Park. Situated in the heart of the town centre, this 1-bedroom apartment offers an ideal residence for first-time buyers or a lucrative investment opportunity. Upon entering, you are greeted by an open-plan living area seamlessly flowing into a fully fitted kitchen, creating a perfect space for both relaxation and entertainment. The apartment boasts a generously sized double bedroom, providing a peaceful retreat after a long day.

Completing the accommodation is a three-piece bathroom suite. The apartment is single glazed throughout. Residents will enjoy the vibrant atmosphere of the town centre, with an array of local bars and restaurants at their doorstep, offering a variety of dining options to suit every palate. For those seeking a more leisurely pace, local walks are readily available, providing the ideal opportunity to explore the scenic surroundings and embrace a healthy lifestyle. This apartment presents a rare opportunity to embrace urban living at its finest while enjoying the tranquility of a well-appointed home. Contact us today to arrange a viewing and secure your slice of town centre living in this bustling and vibrant community. There is also an amazing investment opportunity to purchase the property with the current tenant in situ. Currently bringing in a yield of 5.7%

- Town centre apartment
- Perfect first time buyers property or investment property
- open plan living area with a fitted kitchen
- One double bedroom
- A three piece bathroom suite
- Electric heating
- Easy access to the towns amenities and the local transport services
- Road links to the M6 Motorway and the Lake District National Park
- Local bars and restaurants on your doorstep
- Local walks available from the town centre



**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 E**

**SERVICES**

Mains electric, mains water, mains drainage

**COUNCIL TAX:BAND A**

**TENURE:LEASEHOLDDIRECTIONS**

From the Kendal office walk into the centre of town and take a left onto Branthwaite Brow where market is located. Carry on walking to find the alley next to the Photo Expert shop and the entrance can be found on the right hand side.

**WHAT3WORDS:**///camp.became.intervals

**FIRST FLOOR**

**ENTRANCE HALL**

6' 2" x 4' 0" (1.88m x 1.23m)

**OPEN PLAN LIVING AREA**

26' 1" x 8' 4" (7.96m x 2.53m)

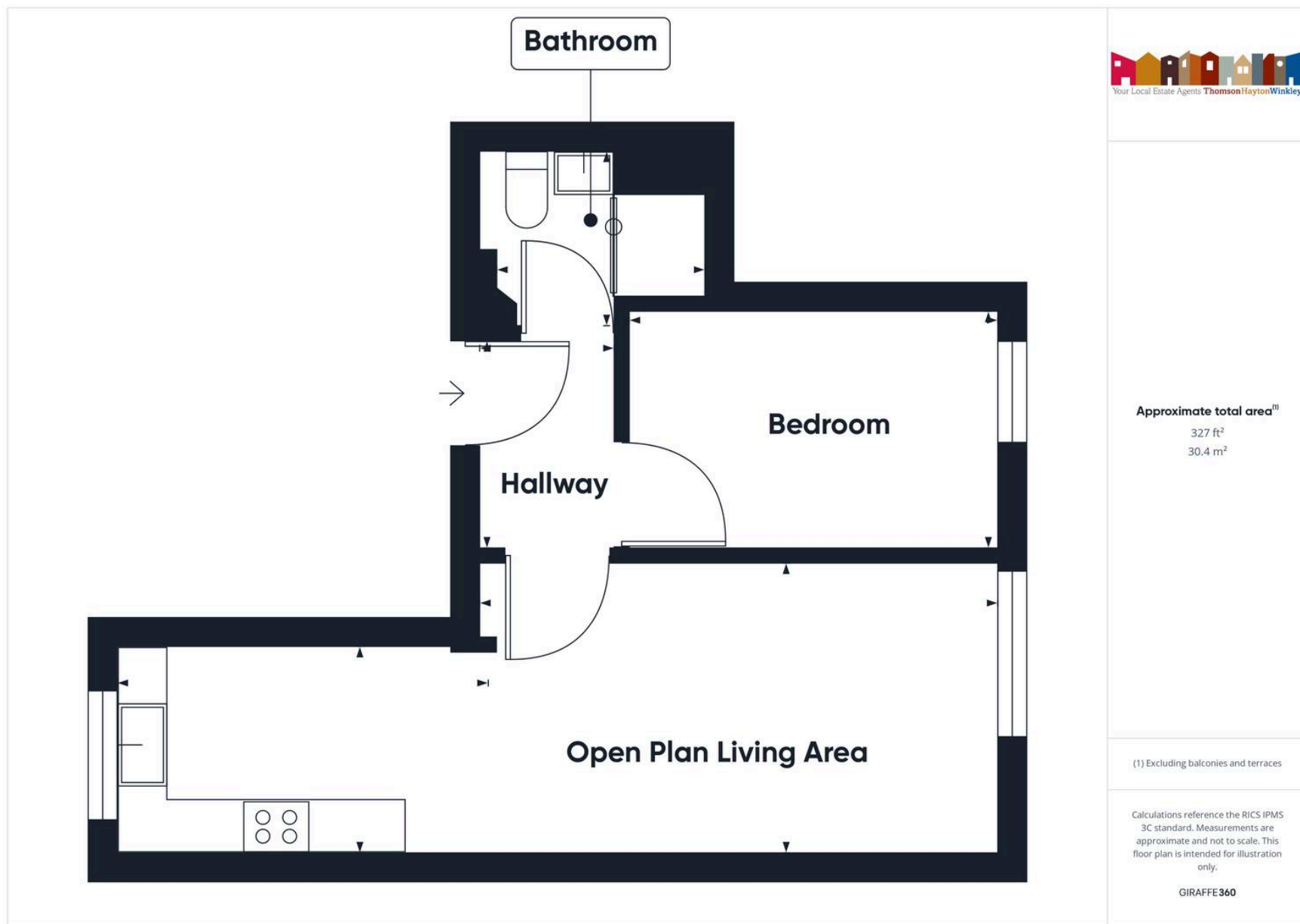
**BEDROOM**

10' 10" x 6' 11" (3.29m x 2.11m)

**BATHROOM**

6' 4" x 5' 3" (1.94m x 1.60m)





## THW Estate Agents

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