



Apt 44, Kentgate Place Beeson Road, Kendal  
£370,000





## Apartment 44

Kentgate Place Beeson Road, Kendal

This stylish and contemporary penthouse apartment is set within the highly desirable Kentgate Place development, just a short two minute stroll from Kendal town centre. Surrounded by cafés, restaurants, shops and everyday amenities, it offers the perfect blend of convenience and modern living. With excellent access to the M6 motorway and the wider Lake District, the location suits both commuters and those who enjoy the outdoors.

Inside, the apartment offers exceptionally generous space throughout with a bright, welcoming feel. The open plan living area provides a superb setting for both relaxation and dining, seamlessly connecting to the modern fitted kitchen with its sleek finishes and integrated appliances. There are three spacious double bedrooms, including a main bedroom that benefits from a contemporary en suite shower room. The property is completed by a stylish modern bathroom and a generous hallway that enhances the sense of space.

Outside, the apartment features a private balcony offering pleasant views and a great spot to unwind. The property also comes with an allocated parking space, adding valuable convenience in this sought-after development.

Council Tax band: E

Tenure: Leasehold

## HALLWAY

## KITCHEN / LIVING ROOM

16' 10" x 27' 9" (5.13m x 8.47m)

## BEDROOM

9' 2" x 16' 10" (2.79m x 5.14m)

## BEDROOM

16' 9" x 10' 3" (5.10m x 3.12m)

## BEDROOM

14' 6" x 18' 0" (4.43m x 5.49m)

## BATHROOM

9' 7" x 8' 0" (2.91m x 2.44m)

## BATHROOM

9' 3" x 6' 5" (2.83m x 1.95m)

## SERVICES

Mains electric, mains water, mains drainage

## EPC RATING D

## COUNCIL TAX BAND E

## TENURE: LEASEHOLD

## 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.



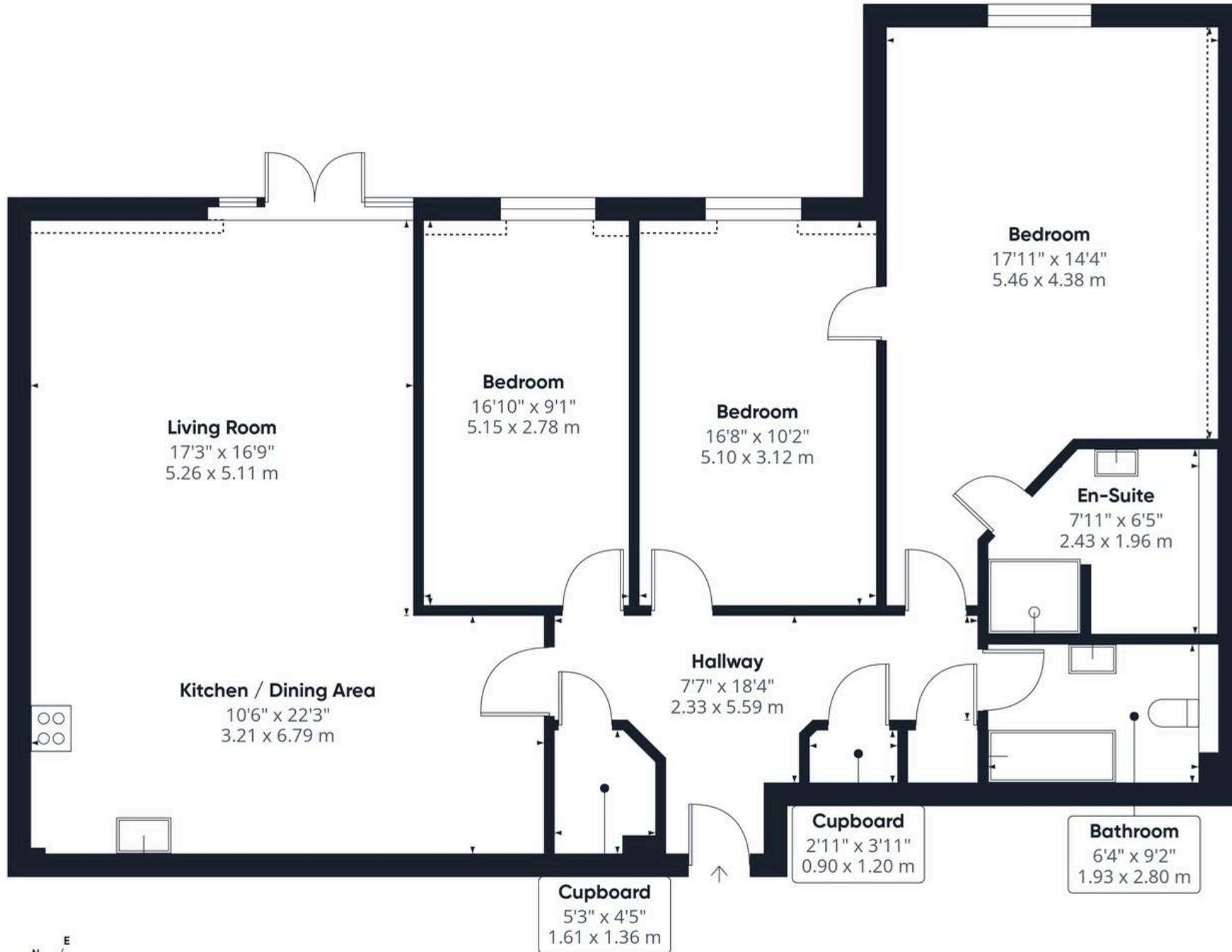


BALCONY

ALLOCATED PARKING

1 Parking Space





**Approximate total area<sup>(1)</sup>**

1431 ft<sup>2</sup>  
132.8 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>  
1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



## THW Estate Agents

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