



19 High Fellside, Kendal
£225,000



19 High Fellside

Kendal, Kendal

This top floor apartment is set over two floors within a well maintained development, offering an appealing blend of space, views and location. Ideally positioned just a five minute walk from the town centre, the property also benefits from excellent transport links, with easy access to the M6 and the Lake District, making it well suited to both owner occupiers and investors alike.

Inside, the apartment offers generous and flexible accommodation that would benefit from some updating, allowing a buyer to add their own style. The fitted kitchen opens into a dining area, creating a sociable layout. While the sizable lounge enjoys elevated views and features an electric fireplace as a focal point. There are two well proportioned double bedrooms, a bathroom with good space for modern fittings, and three useful storage cupboards throughout the property.

Externally, the apartment enjoys parking within the development and attractive open views, enhancing the sense of space and privacy. The development itself is well cared for, adding to the overall appeal and the combination of location, layout and demand makes this property a strong rental investment opportunity.

The property is Grade II Listed.

As part of the High Fellside Management Company each resident has a 1/12 share in the freehold. Balance of 999 years from 3/2/89 and the car parking space from 1/8/88. The management charge for 24/25 is £120 per month.

- Top floor apartment set over two floors
- Fitted kitchen with open plan dining area
- Sizable lounge with electric fireplace
- Two well proportioned double bedrooms, with built in storage
- Family bathroom suite, with sky light
- Three good sized storage cupboards
- Allocated parking included
- Enjoys great open views
- Well maintained and well looked after development
- Excellent location, just a 5 minute walk from the town centre

From Milnthorpe Road, continue onto Kirkland and then follow the road onto Highgate. Proceed uphill and turn left up Beast Banks. At the top, turn right onto Belmont. Take the second right, which leads into the development. Continue through and the entrance to the property is located across the bridge, at the front of the building.

WHAT3WORDS:/// poppy.book.shirt

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





HALLWAY

19' 5" x 2' 11" (5.92m x 0.88m)

CUPBOARD

CUPBOARD

LIVING ROOM

19' 8" x 16' 8" (6.00m x 5.08m)

KITCHEN / DINING AREA

9' 5" x 21' 11" (2.86m x 6.67m)

LANDING

12' 6" x 3' 5" (3.80m x 1.03m)

BEDROOM

8' 9" x 14' 1" (2.66m x 4.29m)

BEDROOM

9' 4" x 17' 11" (2.84m x 5.46m)

BATHROOM

8' 2" x 8' 2" (2.50m x 2.50m)

CUPBOARD

5' 8" x 3' 5" (1.73m x 1.04m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND D

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



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