



32a Windermere Road, Kendal  
£135,000



## 32a Windermere Road

Kendal, Kendal

Situated on Windermere Road in Kendal, this ground floor apartment forms part of a converted period property in a highly convenient and sought after position. Kendal itself is known as the gateway to the Lake District, offering a fantastic blend of town living with easy access to surrounding countryside, local walks, and nearby beauty spots such as Windermere and the wider national park. The property is well placed for everyday amenities, schools, transport links, and Kendal town centre, which is within easy reach and offers a range of shops, cafés, and leisure facilities.

The accommodation offers well proportioned living space throughout. There is a bright and spacious sitting room with excellent natural light and a comfortable feel, with scope for personalisation and modernisation. The kitchen provides a practical layout, offering an opportunity to create a contemporary cooking space. The main bedroom is a generous double room, while a further lower ground room provides additional versatility and could be used as a guest room, home office or hobby space. The bathroom is fitted with a three piece suite and completes the internal accommodation.

To the rear of the property there is a private gated patio area, providing a useful and enclosed outdoor seating space. The property also benefits from one allocated parking space, a particularly valuable feature in this convenient location. Set within a shared freehold arrangement, this home offers an appealing opportunity for investment or owner occupation, with scope to improve and add value over time in a well connected part of Kendal.

- Ground floor apartment forming part of an attractive converted period property
- Well positioned on desirable Windermere Road in Kendal
- Spacious sitting room with excellent natural light
- Fitted kitchen with scope for modernisation
- Two double bedrooms
- Bathroom suite and useful internal storage space
- Gated patio seating area to the rear
- Allocated parking space providing valuable off road parking
- Great location, walking distance to town centre and nearby green areas
- Ideal investment or first-time buy with potential to add value

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### **HALLWAY**

4' 1" x 2' 10" (1.25m x 0.87m)

#### **KITCHEN**

10' 9" x 6' 11" (3.28m x 2.12m)

#### **LIVING ROOM**

15' 9" x 12' 8" (4.80m x 3.85m)

#### **BATHROOM**

6' 7" x 5' 5" (2.01m x 1.65m)

#### **BEDROOM**

15' 4" x 7' 1" (4.68m x 2.17m)

#### **BEDROOM**

12' 6" x 9' 7" (3.81m x 2.91m)

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **EPC RATING D**

**COUNCIL TAX BAND currently Band B**

**TENURE: SHARED FREEHOLD**

#### **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.



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## THW Estate Agents

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