



MILNE MOSER
SALES + LETTINGS



**12 Websters Yard,
Highgate,
Kendal,
LA9 4HA**

£137,500





In a small pretty courtyard of similar properties, this ground floor apartment is ideal for buyers over 55 looking for a manageable home close to the town centre. With good sized rooms, including full width lounge and two double bedrooms as well as a modern fitted kitchen including a "Bake Off" style oven and soft close units. Wet room complete with Mira Shower, electric heating and fully double glazed. To complete the property is an allocated parking space.

ACCOMMODATION

SUN ROOM

9' 4" x 9' 3" (2.84m x 2.82m)

UPVC door with double glazed insert, UPVC double glazed windows to both sides and roof with Velux style opening. Cupboard housing fuse box and meters. UPVC patio doors leading into:

LOUNGE/DINER

19' 3" x 9' 3" (5.87m x 2.82m)

Good sized room with plenty of natural light, UPVC double glazed window to the front, two ceiling lights and two feature alcoves with shelving. Electric wall mounted heater, TV and telephone point. Wooden door with double glazed inserts leading into:

KITCHEN

7' 10" x 7' 6" (2.39m x 2.29m)

Fitted with a range of modern base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap and four ring hob with stainless steel cooker hood over. Eye level "Bake Off" style oven with sliding door, integrated full height fridge/freezer and dishwasher. Tiled splashbacks and moveable spot lights to ceiling.

INNER HALL

Wall mounted electric heater and ceiling light. Airing cupboard with shelving and housing Ariston water heater.

SHOWER ROOM

7' 3" x 4' 9" (2.21m x 1.45m)

White suite comprising of low level WC, pedestal wash hand basin and Mira mixer shower. Partly tiled with decorative inserts, ladder style heated towel rail and extractor.



ACCOMMODATION CONTINUED

BEDROOM

12' 11" x 10' 05" (3.94m x 3.18m) widest point
Double room with wall mounted electric heater, central ceiling light, TV point and UPVC double glazed window to the rear.

BEDROOM

12' 11" x 8' 6" (3.94m x 2.59m) widest point
Double room with electric mounted heater, central ceiling light and UPVC double glazed window to the rear.
Cupboard with shelving and hanging space.

OUTSIDE

Well maintained communal courtyard area with space for pots and seating. A central pathway leads through the development via the central atrium.

ALLOCATED PARKING



FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

DIRECTIONS

Websters Yard can be found a short level walk from our offices on Highgate. Approximately 100 yards along the high street on the left hand side are a set of ornate wrought iron gates with a leaf motif. After entering the gates the property can be found on the right hand side before the main Atrium.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage are connected

Tenure: Leasehold Remainder of 125 year lease from 1988.
Management charges and ground rent apply - please ask our office for further details

Council Tax: B

EPC Grading: D

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