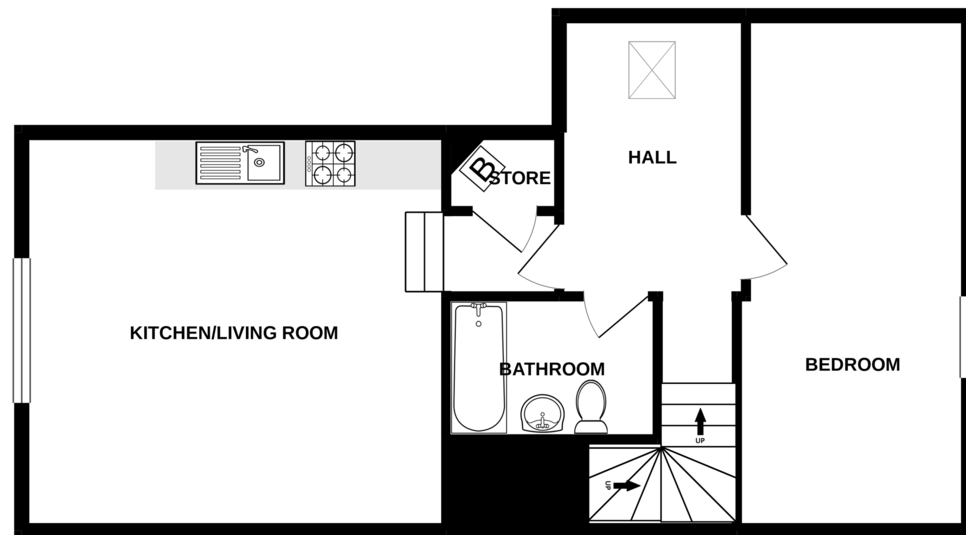


SECOND FLOOR
641 sq. ft. (59.6 sq. m.) approx.



TOTAL FLOOR AREA: 641 sq. ft. (59.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS:

On foot from the Town Hall walk up Highgate and turn right down Finkle Street and onto Stramongate. The property is located above Café Olive on the right-hand side.

COUNCIL TAX BAND: A

EPC: CURRENT 80 POTENTIAL 81

Tenure Leasehold - 999 years from 2019

Ground rent - £50.00 per annum tbc

Service Charge - £900.00 per annum to include the buildings insurance.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



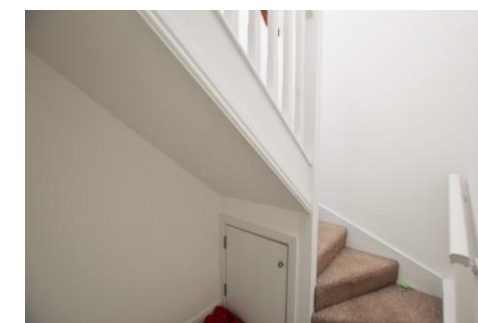
ESTATE AGENTS

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SOLICITORS

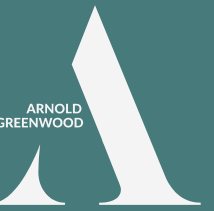
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£110,000
FLAT C, 3 STRAMONGATE, KENDAL



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01539 733383

Moving, made simple



£110,000 FLAT C, 3 STRAMONGATE, KENDAL, LA9 4BH

Flat C, 3 Stramongate is a splendid second floor apartment with lovely views across rooftops of Kendal. This apartment has been recently renovated to create a modern, spacious and well planned one-bedroom property. Conveniently located in the centre of Kendal on the historical Stramongate, which is a short stroll down the cobbles from the market square. In addition to having a double bedroom there is also a large open plan kitchen/living room with views of the Castle, bathroom and well-maintained communal entrance/stairs. With restaurants, cafes and shops all on the door step this fabulous apartment requires early viewing.



ENTRANCE

5' 6" max x 5' 3" max (1.68m x 1.6m) Entrance area into the apartment with under stairs storage and stairs to the hallway, Velux style window.

HALLWAY

10' 10" x 7' 3" (3.3m x 2.21m) Doors lead to inner hall, bathroom and bedroom, useful open storage area with restricted head height, space and plumbing for a washing machine, Velux style window.

INNER HALL

Door to the open plan kitchen/living room, door to storage cupboard housing a Worcester gas boiler.

KITCHEN/LIVING ROOM

16' 6" x 15' 4" (5.03m x 4.67m) A couple of steps down into the open plan kitchen/living room. The kitchen area has a range of fitted modern with complementary work surface, stainless steel sink unit with mixer tap, Lamona four ring gas hob with extractor fan over, built in Lamona electric oven, space for an upright fridge/freezer, exposed timber beam, a timber window overlooks the rear aspect.

BEDROOM

21' 0" x 8' 8" (6.4m x 2.64m) A double room with restricted head height in part, window overlooking the front aspect.

BATHROOM

9' 0" x 5' 7" (2.74m x 1.7m) The white suite comprises of bath with shower over, pedestal wash basin and w.c., extractor fan.

LOCATION

A great location for accessing all Kendals amenities and easy access to the shops, restaurants and bars. Kendal railway station connects to the mainline railway station at Oxenholme. Easy access to the Lake District National Park and Yorkshire Dales National Park.

