



MILNE MOSER
SALES + LETTINGS



33 Websters Yard
Highgate
Kendal
LA9 4HA

£79,500





Located in the popular retirement development of Websters Yard, this first floor flat has been well maintained and is available with no onward chain. The accommodation is larger than expected with a good double bedroom and a lounge/diner. From the bedroom is an additional space - ideal as an occasional bedroom, craft room or study. Websters Yard has been thoughtfully designed for the over 55s, there is a communal atrium, managers office, residents lounges and laundry and each flat has emergency pull cords should assistance be needed. Town centre amenities are on the doorstep along with bus stops, supermarkets and restaurants.

ACCOMMODATION

From the central atrium, the lift leads to the first floor with two walkways leading to the flat. Residents are able to keep pots and flowers adjacent to their doors.

ENTRANCE HALL

Having a ceiling light, electric storage heater and built in shelved cupboard with the compact hot water cylinder.

LOUNGE/DINER

13' 0" plus door recess x 10' 10" (3.96m x 3.3m)

A double glazed door opens onto a Juliet Balcony and there are two adjacent windows. Well decorated, there is space for both a lounge suite and dining table. Storage heater, ceiling light, telephone point and TV/Satellite point. Connecting double doors to the bedroom.

KITCHEN

7' 4" x 5' 11" (2.24m x 1.8m)

A modern kitchen well fitted with white base and wall units with wood effect worktops. Stainless steel sink with drainer, electric domino two ring hob and space for an under counter fridge. Ceiling light and contemporary tiled splashbacks.

BEDROOM

15' 2" x 8' 2" (4.62m x 2.49m)

Looking onto New Inn Yard at the rear, this good double bedroom has an electric storage heater, ceiling light and television aerial point. Double doors connect to the lounge and there is a double glazed window.



ACCOMMODATION CONTINUED

BEDROOM/CRAFT ROOM/STUDY

10' 10" x 7' 4" (3.3m x 2.24m) max

Leading from the primary bedroom, this useful space is ideal for those with hobbies or require a study. A frosted double glazed window, ceiling light, panel heater and a telephone point.

BATHROOM

7' 7" x 4' 9" (2.31m x 1.45m)

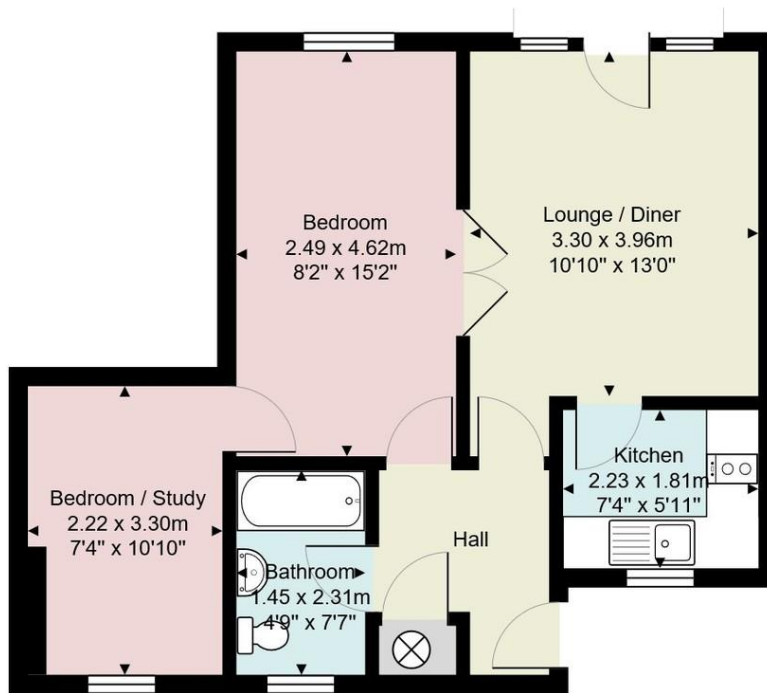
A frosted double glazed window faces into Websters Yard. Fitted with a pedestal wash hand basin, bath with shower over and a WC. Mostly tiled, there is a heated towel rail, ceiling light and an extractor.

EXTERNAL

The property enjoys the communal spaces, with award winning courtyard flower display, a central atrium and residents laundry. There are two lounges, with the main being on the ground floor adjacent to the managers office. There is a guest suite available to rent for visitors.



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

From our offices on Highgate, proceed to towards the town hall. Websters Yard is located just a short distance and is accessed via the ornate wrought iron gates. The property is located to the first floor. Access is via steps to the side of the residents lounge or via the lift and walkway.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Tenure: Leasehold Remainder of 125 year lease from 1988.

Management charges and ground rent apply - please ask our office for further details.

Council Tax Band : B

EPC Grading:

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