



20 Kentgate Place, Beezon Road, Kendal  
Asking Price £84,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## 20 KENTGATE PLACE

An appealing well proportioned apartment situated on the second floor of the award winning Kentgate Place development built by renowned local builders Russell Armer Limited. The development is situated in a central location convenient for the many amenities available both in and around the market town of Kendal. It is within level walking distance of the town centre and public transport services and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The well presented accommodation briefly comprises entrance hall with storage, open plan kitchen, dining and living space, two bedrooms and a bathroom. The apartment benefits from double glazing and electric heating and is offered for sale with no upper chain.

There are communal bin and recycling areas.

Subject to availability there may be the option to rent a bike bay for a small annual charge.

The apartment has an intercom entry system and is serviced by a communal lift.

Pets are permitted in the apartment providing they do not cause a nuisance or annoyance to other residents.

**PLEASE NOTE:** The apartment is offered for sale at 48% of full market value under the Government initiative for affordable housing and is subject to a local occupancy clause. **HOWEVER** the occupancy restriction has been lifted for the purposes of this sale and will revert back for any future sales. Purchasers must comply with the local authority requirements - full details are available upon request from the Thomson Hayton Winkley Kendal office.

## ENTRANCE HALL

10' 2" max x 8' 1" max (3.11m x 2.48m)

Electric panel heater, built in airing cupboard housing hot water cylinder, entry phone.

## KITCHEN, DINING AND LIVING SPACE

21' 8" max x 11' 5" max (6.61m x 3.50m)

Double glazed window, electric panel heater, good range of base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher.

## BEDROOM

14' 10" x 9' 7" (4.54m x 2.94m)

Double glazed window, electric panel heater, wardrobe.

## BEDROOM

11' 1" x 6' 9" (3.39m x 2.06m)

Double glazed window, electric panel heater.

## BATHROOM

8' 5" max x 6' 5" max (2.57m x 1.96m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, fitted mirrored wall unit, extractor fan, partial tiling to walls, tiled flooring.

## SERVICES

Mains electricity, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently band B as per the Valuation Office website.

## LEASEHOLD INFORMATION

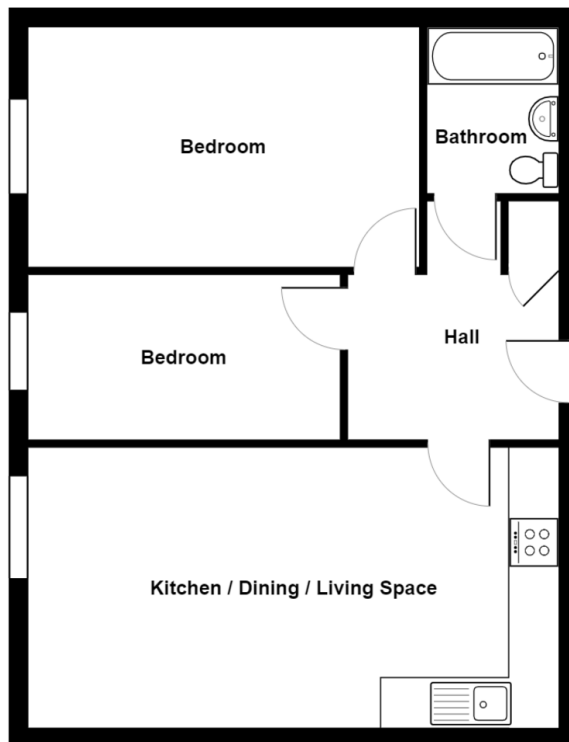
LEASE LENGTH - 999 years from 1st January 2008

GROUND RENT - £90 per annum

SERVICE CHARGE - £1129.44 per annum

OCCUPANCY CHARGE - £1039.44 per annum





### 20 Kentgate Place, Kendal

For illustrative purposes only - not to scale.  
The position and size of features are approximate only.  
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#### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

From Kendal town centre proceed along the A65 Sandes Avenue, crossing over the River Kent and Kentgate place can be found on the right hand side with the entrance being accessed from Beezon Road.

WHAT3WORDS: fell.laser.monks

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