



36 Kentgate Place, Kendal
Asking Price £475,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

An impressive penthouse apartment with panoramic views across the river Kent towards Kendal Castle, the Heights and fells. Having a sitting/dining room with balcony, excellent kitchen, three bedrooms, bathroom, en suite, luxury home office accessed via a spiral staircase and allocated parking.







36 KENTGATE PLACE

An impressive well proportioned luxury penthouse apartment boasting outstanding panoramic views due to its end position covering both the third and fourth 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 apartment has been finished to a high standard with modern fittings and fitments throughout. The triple aspect sitting/dining room offers direct access to the south facing balcony enjoying the beautiful river views and the far reaching views across the town towards Kendal Castle, the Heights and Kendal golf course. There is a spiral staircase which leads from the sitting/dining room to the breathtaking luxury triple aspect home office boasting superb views. The excellent modern fitted kitchen offers a built in oven and hob and integrated appliances which include a double fridge, double freezer and a dishwasher. There are three double bedrooms, with one having an en suite shower room, and a three piece bathroom. The apartment benefits from double glazing and electric heating and is offered for sale with no upper chain.

Complementing the accommodation is an allocated secure private parking bay with space for two vehicles.

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

ENTRANCE HALL

19' 9" max x 12' 3" max (6.03m x 3.75m)

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

SITTING/DINING ROOM

21' 8" max x 20' 1" max (6.62m x 6.13m)

Double glazed door to balcony, double glazed windows, two electric panel heaters, recessed spotlights, wall lights, spiral staircase access to luxury home office.

KITCHEN

11' 8" x 11' 8" (3.58m x 3.58m)

Double glazed window, electric panel heater, excellent range of fitted units, stainless steel sink, built in oven, electric hob with extractor hood over, two integrated fridges and freezers, integrated dishwasher, cupboard housing plumbing for washing machine and space for tumble dryer, recessed spotlights, tiled splashbacks.





BEDROOM

17' 10" max x 11' 8" max (5.44m x 3.57m)

Double glazed window, electric panel heater.

EN SUITE

10' 9" max x 5' 8" max (3.28m x 1.73m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrors, fitted mirrored wall unit, recessed spotlights, extractor fan, shaver point, tiling to walls and floor.

BEDROOM

14' 7" max x 9' 6" max (4.46m x 2.91m)

Double glazed window, electric panel heater.

BEDROOM

10' 5" max x 9' 6" max (3.18m x 2.90m)

Double glazed window, electric panel heater.

BATHROOM

9' 4" x 6' 7" (2.87m x 2.03m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and bath with mixer shower, recessed spotlights, extractor fan, fitted mirrors, partial tiling to walls, tiled flooring.

LUXURY HOME OFFICE

21' 8"max x 20' 1" max (6.62m x 6.13m)

Double glazed windows, electric panel heater, quality fitted cupboards and library shelving, recessed spotlights, loft access.

OUTSIDE

There is an allocated secure private parking bay with space for two vehicles located on the lower ground floor within the development.

SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.

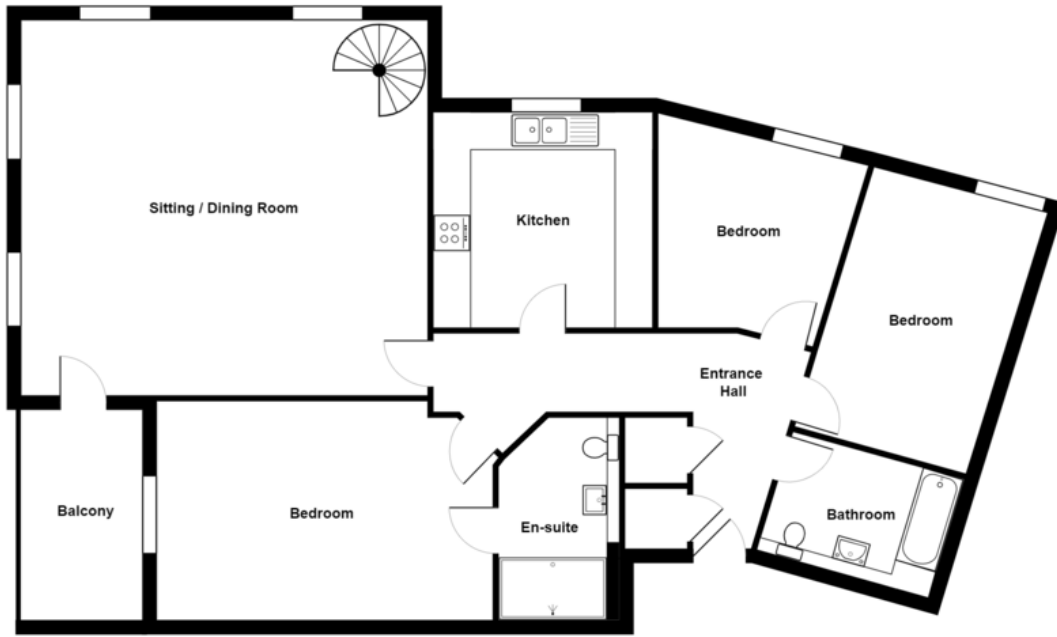
LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 2008

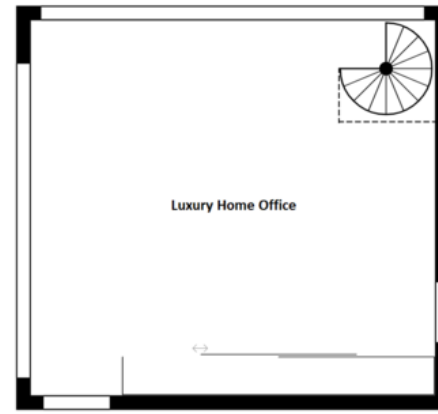
GROUND RENT £### per annum

SERVICE CHARGE £284 per month





Third Floor



Fourth Floor

36 Kentgate Place, Beezon Road, Kendal

Total Area: 165.0 m² ... 1776 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

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	69 c	79 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: tuned.crops.fend

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

