



# Kendal

£115,000

Flat 3 Westfield House, 88-90 Shap Road, Kendal, Cumbria , LA9 6DP

Nestled on the edge of a characterful stone and slate terrace, Westfield House is an attractive period building comprising just five exclusive flats. Positioned at the end of the terrace, the property enjoys uninterrupted views of Benson Knott and other far-reaching Lakeland fells. Flat 3, located on the first floor, benefits from an elevated position and boasts dual-aspect windows in both the open-plan living/dining area and the kitchen - perfectly capturing the natural light and local scenery.

Conveniently located, the flat is just a short walk from Kendal's main transport links including the bus and train station. Other amenities such as schools, supermarkets and local cricket and rugby clubs are all close by. This property offers the ideal blend of central town living and tranquil Lakeland charm.

## Quick Overview

- Spacious First Floor Apartment
- Splendid Open Living Space
- Fitted Kitchen
- Kendal Town Centre and Local Amenities
- Close By
- Ideal For First - Time Buyers
- Secure Entry Intercom System
- Dual Aspect lounge Area and Kitchen
- Well Presented Throughout
- No Onward Chain!
- Ultrafast Broadband Available



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: K7095



Living Room



Living Room



Kitchen



Kitchen

Upon entry, a compact hallway welcomes you, with the security intercom system easily accessible.

To the right, the open-plan living/dining room is a bright, versatile space enhanced by its dual aspect. Whether you're hosting guests, working from home, or simply enjoying the views, this room adapts to a range of lifestyles. The neutral décor provides a calming backdrop, ready for a new owner's personal touch.

The kitchen, partially separated but seamlessly connected, continues the dual-aspect feature. Fitted with a range of wood units, contour work surfaces and includes a stainless steel sink, 4-ring electric hob, oven, concealed extractor, and designated space for a fridge/freezer and plumbing for a washing machine.

The bedroom is a spacious and peaceful retreat with lovely rear aspect views. It mirrors the warm, neutral palette of the property and comes complete with fitted wardrobes and overhead bed storage.

The bathroom is fully tiled and features a panelled bath with electric overhead shower and glass screen, a pedestal wash basin, WC, and a built-in storage cupboard. Practical additions include a wall-mounted heater and extractor fan.

Don't miss the opportunity to make this charming property your own and enjoy all that Kendal and the Lake District have to offer.

#### Accommodation with Approximate Dimensions

##### Ground Floor

Shared Entrance Hall with stairs to first and second floors

##### Second Floor

##### Private Entrance Hall:

Open Plan Living/Dining Room 4' 37" x 3' 70" (2.16m x 2.69m)

Kitchen 2' 93" x 1' 94" (2.97m x 2.69m)

##### Bathroom

Bedroom 5' 38" x 2' 69" (2.49m x 2.36m)

Parking : 1 parking space to the rear of the property.

### Property Information :

**Services:** Mains electricity, mains drainage and mains water.

**Tenure** Leasehold- Held on the balance of a 999 year lease from 1993.

Service Charge: £125 per month currently payable to cover the cost of buildings insurance and the upkeep of communal areas.

**Council Tax:** Westmorland and Furness – Band B

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate :** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Location:** ///casino.chops.newsreel

Proceed north along Shap Road and Westfield House is the last property on the right immediately before Queen Katherine School playing fields.

**Anti Money Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Living Room



Living Room



Bathroom

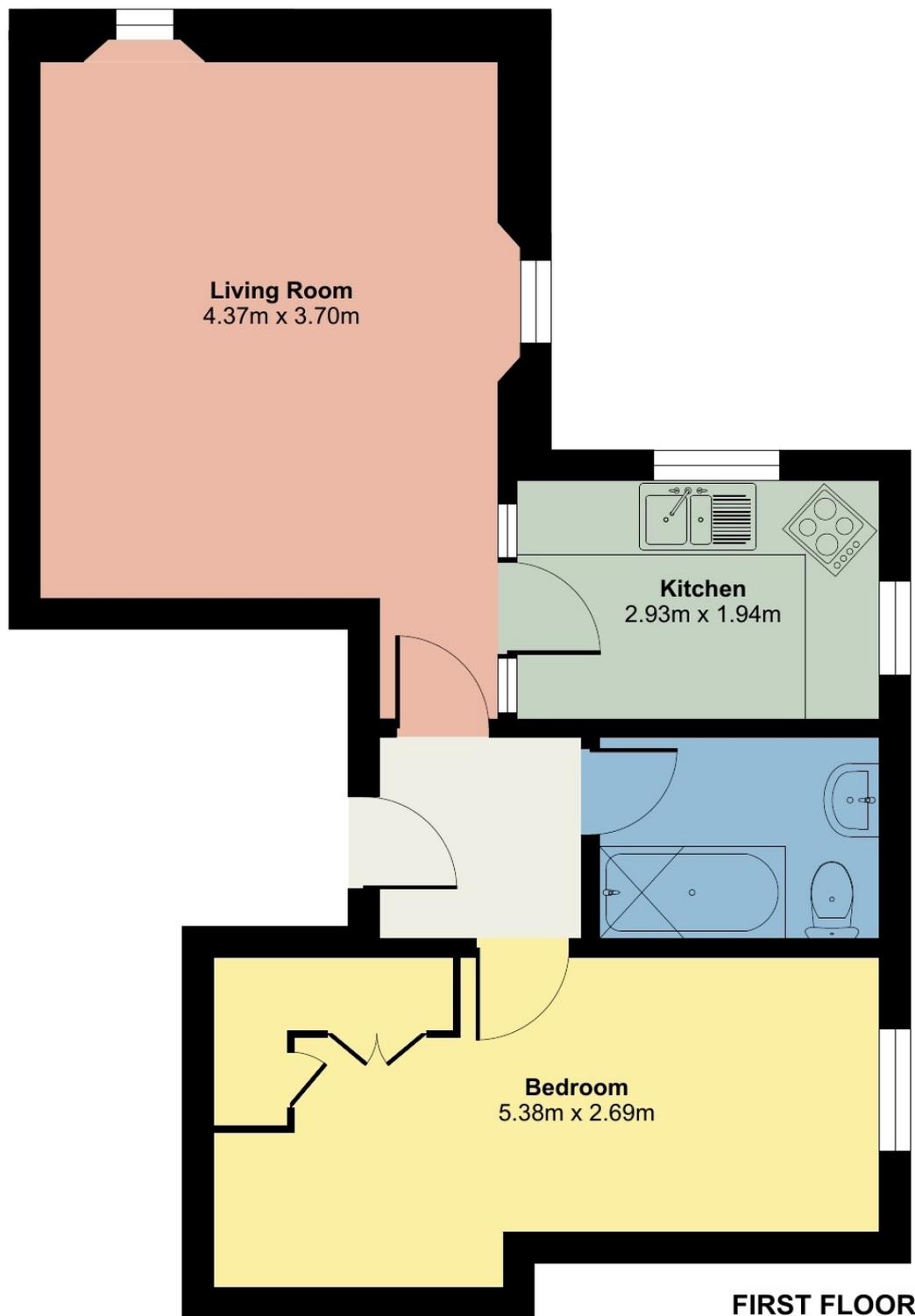


Bedroom

# Flat 3, Westfield House, 88-90 Shap Road, Kendal, LA9

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



A thought from the owners...

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