



# Kendal

£225,000

5 Kings Arms Croft, Kendal, Cumbria , LA9 4DG

Welcome to a stunning two-bedroom apartment nestled in the heart of Kendal. This modern, light-filled residence located at ground floor level offers the perfect blend of convenience and contemporary living, ideal for those who cherish both style and location. This apartment is more than just a home; it's a lifestyle choice, offering the perfect balance of modern living and town centre convenience

## Quick Overview

- Modern ground floor apartment
- 2 double bedrooms
- Substantial open plan kitchen/dining/living space
- Contemporary fitted kitchen
- Stylish wet room
- 2 balconied areas and allocated parking
- Far reaching rooftop outlooks
- Exceptionally convenient for town amenities
- No onward chain
- Superfast broadband available



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Superfast  
Broadband



Allocated  
Parking

Property Reference: K7037



Living Space



Dining/Living space



Kitchen



Bedroom One

As you step inside, you are greeted by a welcoming entrance hall with useful storage cupboard. Beyond, the impressive and expansive open-plan kitchen/dining/living area is designed to maximise space and light. The sleek range of wall and base units incorporates high-quality fittings, including Bosch integrated 4 ring induction with extractor canopy over, washing machine, oven and fridge. The complementary worksurface incorporates single drainer bowl & ½ sink unit and mixer tap making it a joy for both everyday cooking and entertaining guests. Attractive wood effect parquet style flooring and front aspect. There is ample space between the kitchen and living space for a dining table. The living area, bathed in natural light from large double doors leading to a small balcony with open aspect to the rear, provides a warm and inviting atmosphere, perfect for relaxing after a busy day.

The apartment features two generously sized double bedrooms, each offering ample storage space from a built in wardrobe and bedroom one having the benefit of a Juliet balcony. These rooms are designed with comfort in mind, ensuring restful nights and energised mornings. The modern wet room is a contemporary design with offering wall mounted shower, pedestal wash hand basin, WC and shaver point. Extractor fan, complementary tiling and heated towel rail.

Situated at ground floor level of the development, this apartment offers unparalleled access to Kendal's vibrant town centre. Step outside and find yourself on the doorstep of a variety of amenities, including charming cafes, boutique shops, and cultural attractions. Everything you need is just a short stroll away, making everyday living both convenient and enjoyable.

Additional features of this exceptional property include allocated parking and communal recreational space, perfect for socialising with neighbours or enjoying a quiet moment outdoors. Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a viewing and experience the charm of Kendal living at its finest.

Ground Floor Entrance

Open Plan Living/Dining/Kitchen

25' 2" x 13' 3" (7.69m x 4.05m)

Hallway

Bedroom One

11' 0" x 10' 10" (3.36m x 3.32m)

Bedroom Two

9' 9" x 9' 6" (2.99m x 2.91m)

Wet Room

Parking:

Allocated parking for 1 vehicle.

### Property information:

#### Tenure:

Leasehold - 999 year lease from 2004.

Management charges £1,500 per annum which can be paid quarterly. This includes monies into a sinking fund for all external painting, building insurance, roof maintenance, cleaning of courtyard, lighting of communal areas and admin charges for management.

**Council Tax:** Westmorland and Furness Council Tax - Band C

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

#### Energy Performance Certificate:

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

#### What3words & Directions:

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From the traffic lights at the Town Hall, take a left into Allhallows Lane and then first right into Low Fellside. Pass the entrance to Booths car park and continue straight on, the Kings Arms development can be found on the right hand side. Alternatively by vehicle, turn left from Windermere Road onto Queens Road and take the first left onto Low Fellside, proceed for approximately 800 yards and take a left into the development. No 5's parking is to be found directly ahead.

#### Viewing:

Strictly by appointment with Hackney & Leigh.

#### Anti Money Laundering 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).



Bedroom One



Bedroom Two



Wet Room

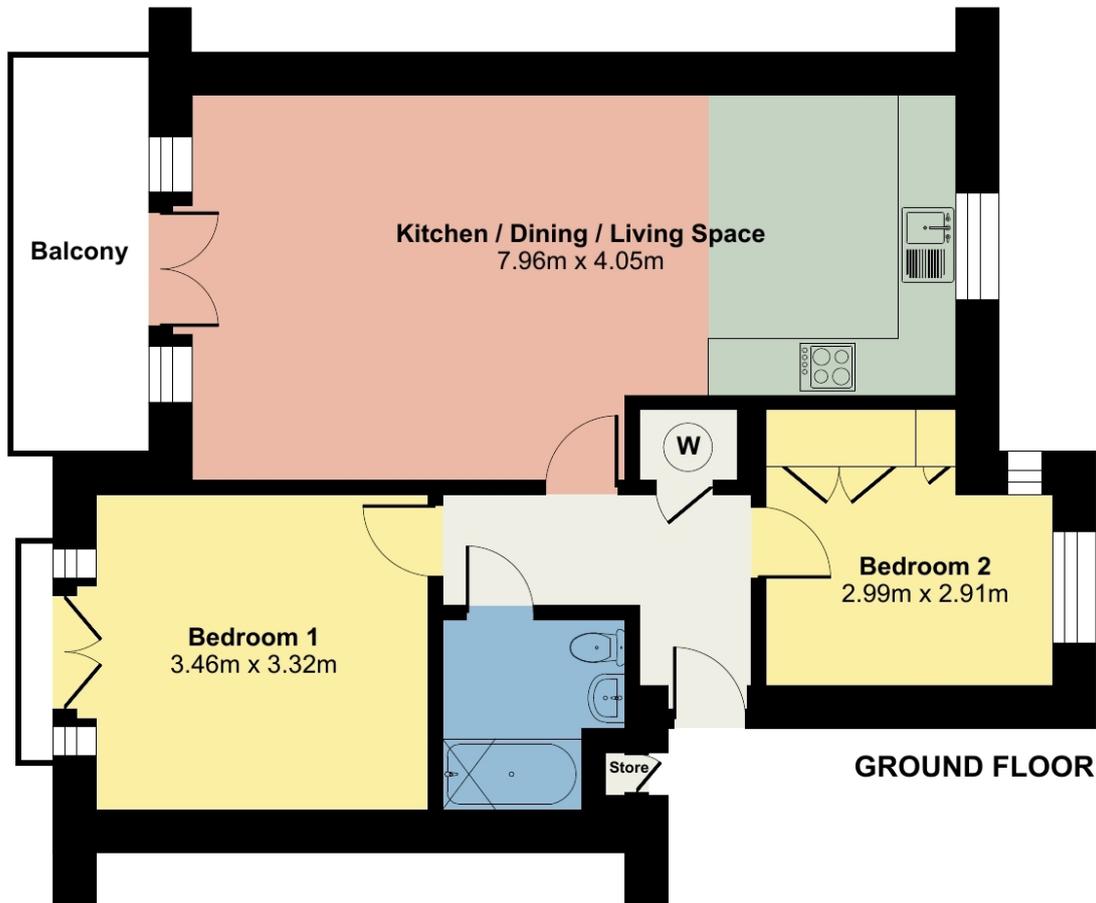


Outlook

# Kings Arms Croft, Kendal, LA9

Approximate Area = 649 sq ft / 60.2 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1252734

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