



## Kendal

£170,000

2 Jubilee Apartments, 10a Market Place, Kendal, Cumbria, LA9 4TN

Situated in the heart of Kendal's bustling market town, this newly created apartment enjoys a prime position overlooking the market square and is accessed via one of the town's historic yards just off Stricklandgate. Set within a charming period stone and slate building that forms part of the Westmorland Centre, this beautifully designed home offers well-planned, light and airy living space finished to a high standard. An ideal choice for first-time buyers, holiday use or investment, it provides a perfect blend of modern comfort and character.

The private front door opens into a spacious hallway with attractive flooring that flows seamlessly throughout the apartment. A useful storage cupboard houses the hot water cylinder.

### Quick Overview

- Two bed apartment
- Recently refurbished
- Open plan living room/dining kitchen
- Two bedrooms & bathroom
- Town Centre location
- Views over the market place
- Will appeal to a range of different buyers
- Early viewing recommended
- No Upward Chain
- Ultrafast Broadband available



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Ultrafast  
available



On Street  
Parking

Property Reference: K7030



Entrance Hall



Splendid Open Plan Living Room & Kitchen



Splendid Open Plan Living Room & Kitchen



Bedroom 1

The open-plan living area and kitchen is bright and welcoming, with two large windows offering views across the market square. The kitchen is fitted with a stylish range of wall and base units, complemented by a sleek work surface with an inset sink and half with drainer and coordinating part-tiled walls and under-counter lighting. A range of integrated appliances include; a double oven with a stainless steel extractor, a four-ring induction hob and an under-counter fridge, while additional space is provided for a washing machine. A further useful storage cupboard enhances the practicality of the space.

Both bedrooms are generously sized double rooms, each benefiting from a window with views over the vibrant market square.

The bathroom is fitted with a contemporary three-piece suite comprising; a panel bath with a shower over, a vanity unit with a wash hand basin and a WC. The space is stylishly finished with part-tiled walls, a heated towel rail and an extractor fan.

Blending period charm with modern convenience, this apartment offers an excellent opportunity to own a well-appointed home in a central location, just a stone's throw from Kendal's many shops, cafés and amenities.

Accommodation with approximate dimensions:

Private Entrance Hall

Open plan living/dining kitchen  
29' 7" x 15' 4" (9.02m x 4.68m)

Bedroom One  
14' 7" x 8' 1" (4.45m x 2.48m)

Bedroom Two  
14' 2" x 8' 0" (4.33m x 2.45m)

Bathroom

**Parking:** A remote parking space at the rear of the shopping centre is available for separate negotiation.

**Property Information:**

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

**Council Tax:** Westmorland & Furness Council - Banding to be assessed

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

**Tenure:** Leasehold - A new 999 Year is currently being drawn up



Service Charge - £1,356.00 per annum to be paid in two installments.

Please note the service charge is subject to annual review.

**What3Words & Location:** [///venues.shaped.guises](https://www.what3words.com/venues/shaped/guises)

The entrance for Jubilee Apartments can be accessed via a yard off the main thoroughfare of Stricklandgate to the side of Santander Bank. Follow the yard down and the shared entrance for the apartments can then be seen straight ahead.

**Energy Performance Certificates** The full Energy Performance Certificates for each apartment are available on our website and also at any of our offices.

**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 2



Bathroom

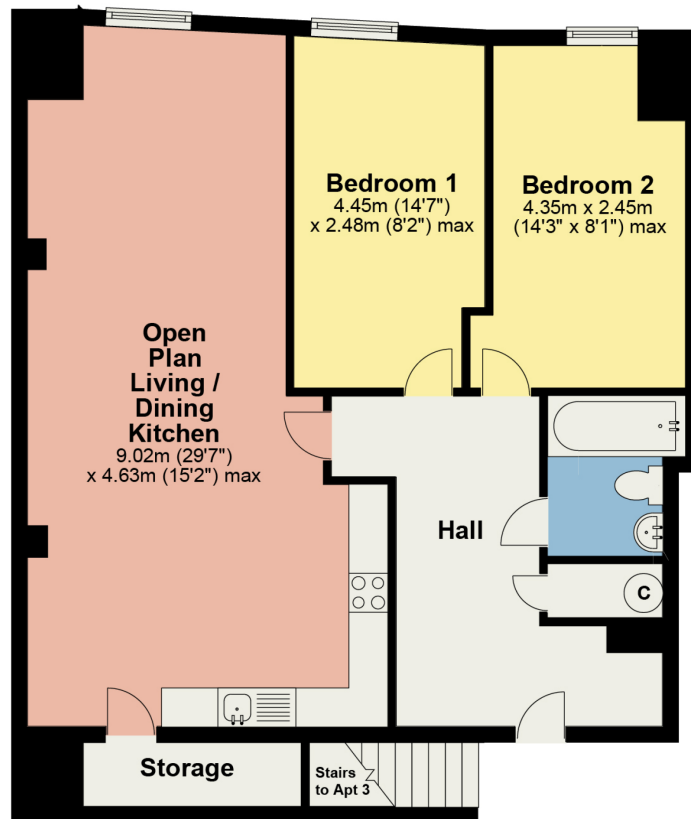


overlooking the market square



Front Elevation

**Apartment 2**  
**First Floor**



For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/03/2025.

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