



Kendal

£150,000

12 Fellside Court, Kendal, LA9 4HB

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Quick Overview

- Second floor apartment
- Bright living room with excellent views
- Fitted kitchen
- Two double bedrooms
- No upward chain
- Will appeal to a wide range of buyers
- Modern Bathroom
- Walking distance to Kendal Green & Kendal town
- Allocated parking
- Ultrafast Broadband*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: K7033



Living Room



Living Room



Kitchen



Bedroom One

The flat can be found on the second floor and offers well balanced easy to manage living space. The private entrance hall has two large store/cloak cupboards providing ample space for coats, ironing boards, Hoover etc. One store has a built in rail and is currently used for hanging clothes.

The living room is of a good size with a window boasting spectacular fell views to Benson Knott, The Howgills and surrounding fells. This room is perfect for unwinding after a long day and is a perfect space to enjoy time with friends and family. Also boasting another useful store cupboard.

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Accommodation with approximate dimensions:

Communal Entrance Hall

Second Floor

Entrance Hall

Living/Dining Room

13' 0" x 10' 11" (3.97m x 3.34m)

Kitchen

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Bedroom One

11' 1" x 10' 5" (3.40m x 3.18m)

Bedroom Two

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Store

A lockable room perfect for those with bikes, outdoor equipment or an overspill storage room.

Parking:

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Property information:

Tenure:

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Service Charge: The annual service charge payable to Fellside Court Management Company Ltd for April 2024 to March 2025 is a one off payment of £900 or can be paid in quarterly instalments - which includes buildings insurance, cleaning and maintenance of communal areas and a "peppercorn" ground rent.

Council Tax:

Westmorland and Furness Council Tax - Band C

Services:

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Energy Performance Certificate:

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What3Words & Directions:

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Bedroom One



Bedroom Two



Bathroom



Views

Fellside Court, Kendal, LA9

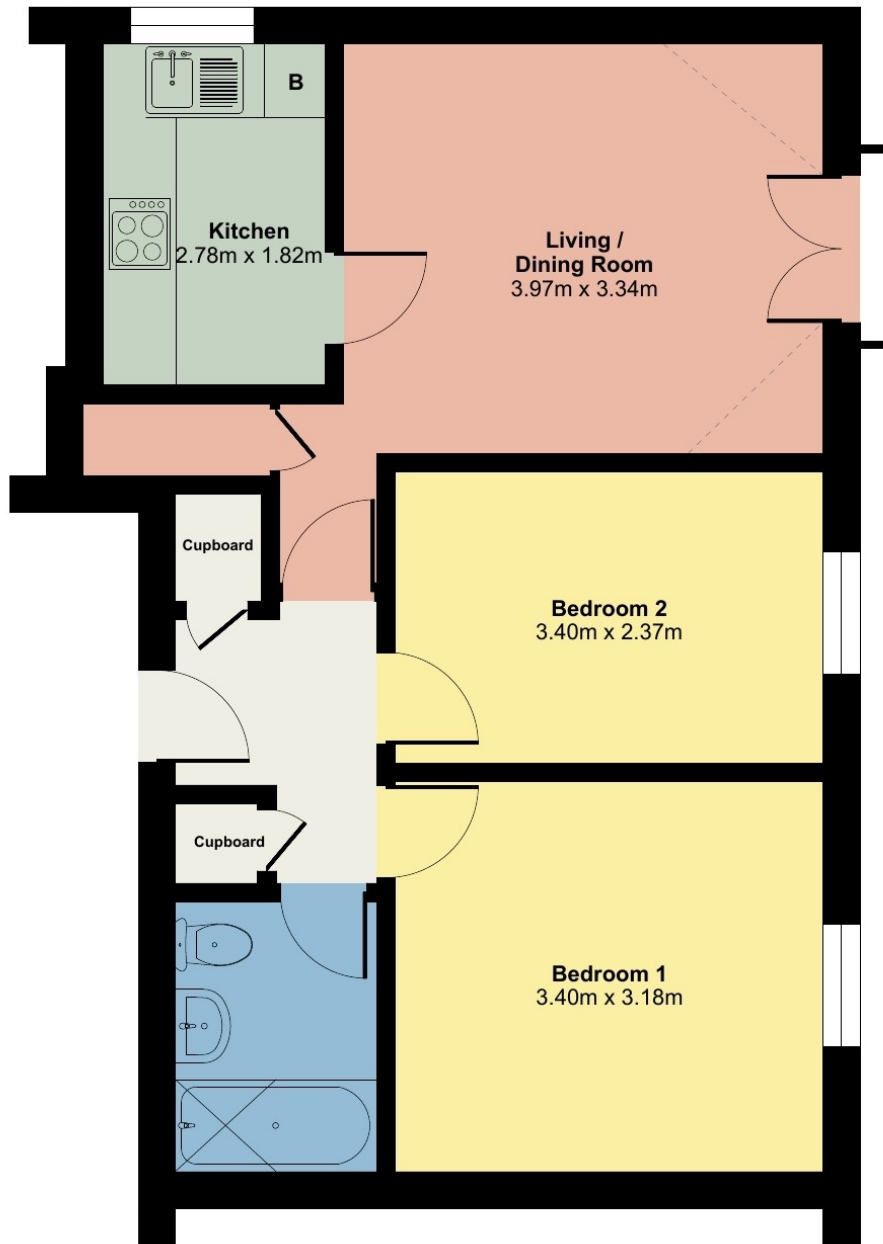
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Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 550 sq ft / 51.1 sq m

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SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hackney & Leigh. REF: 1250667

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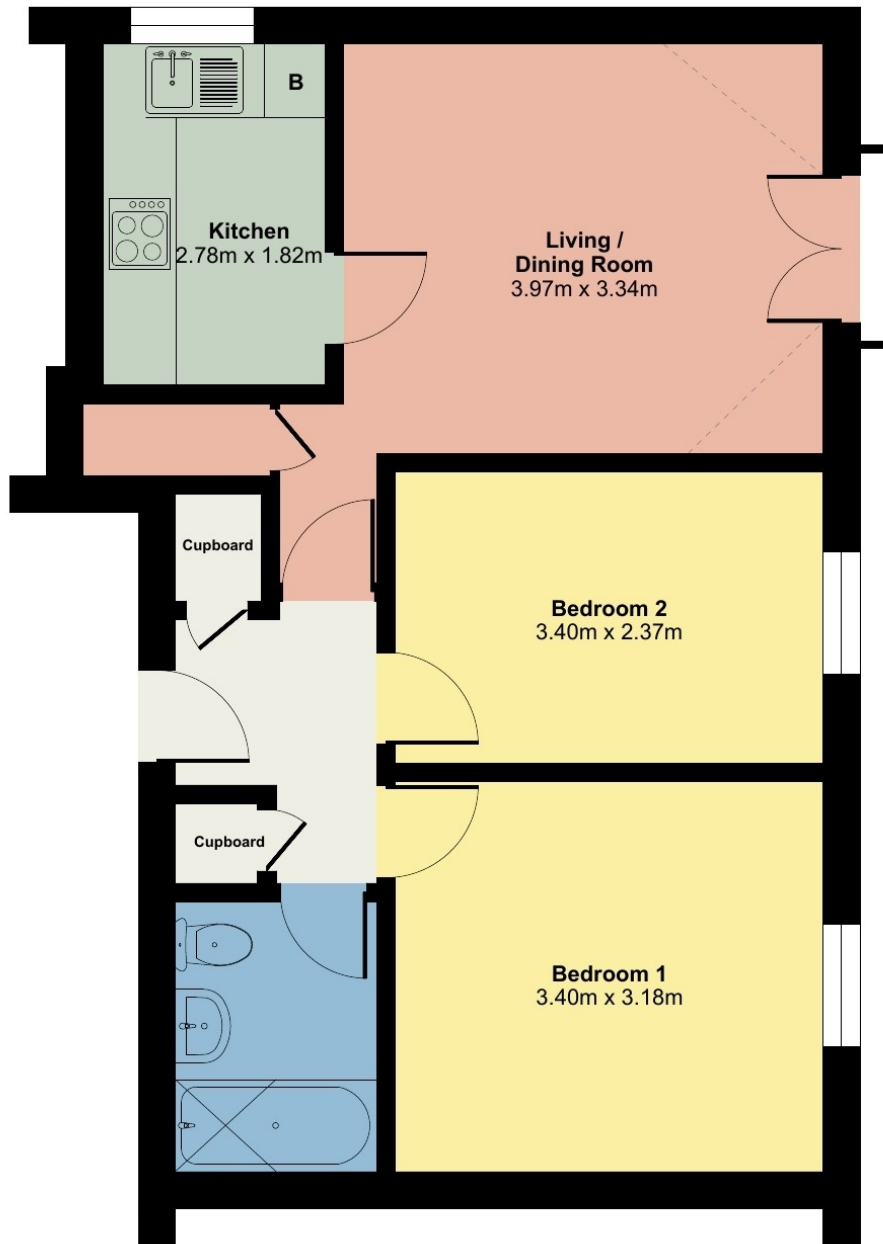
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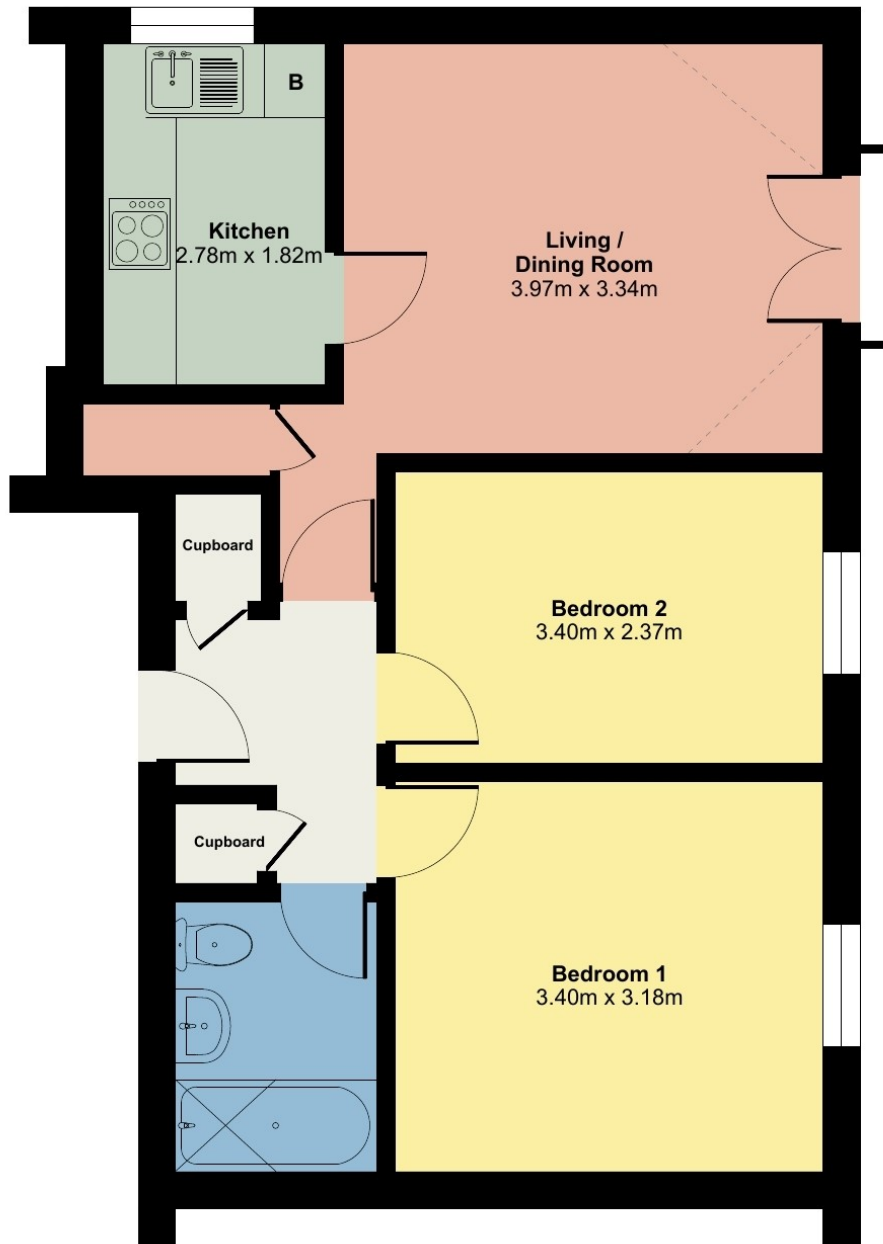
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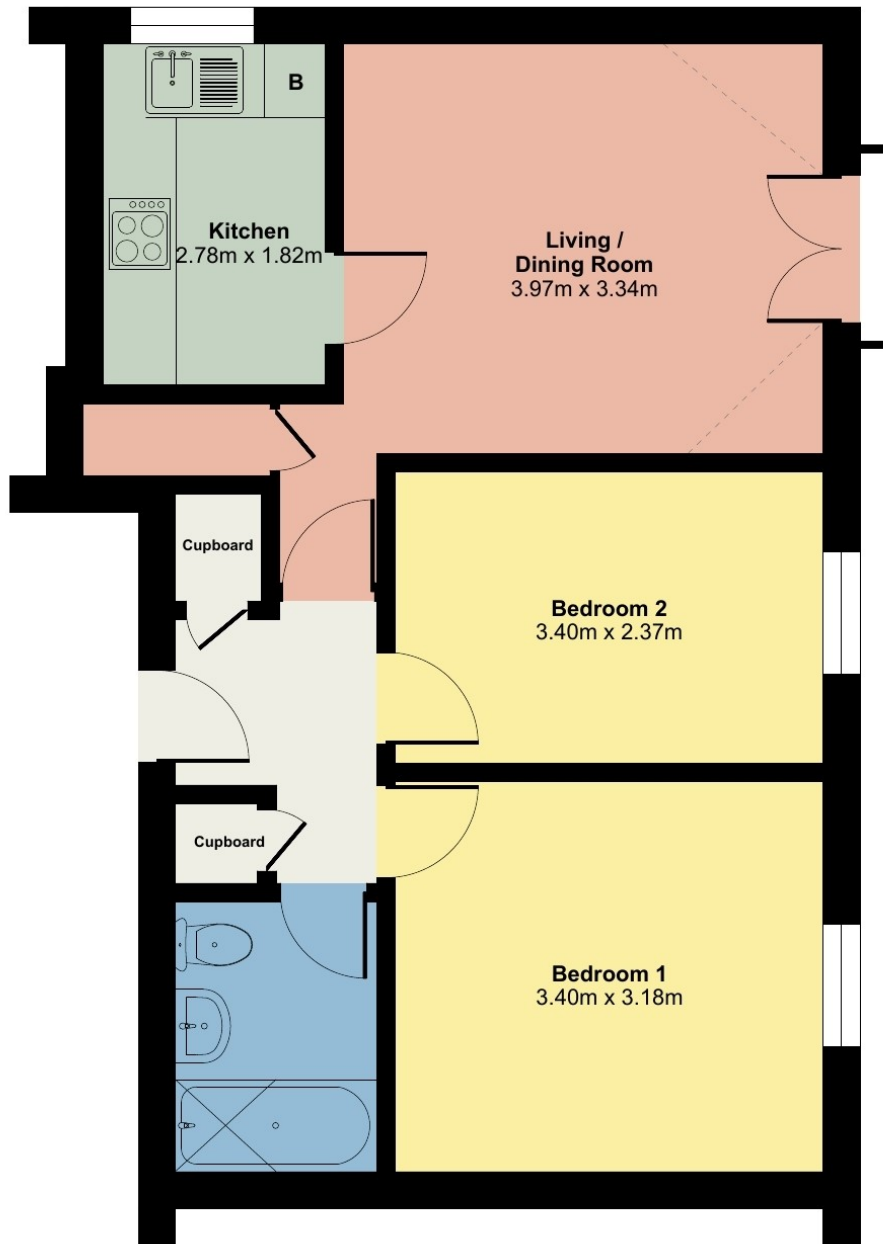
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