



Kendal

£200,000

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

Number 3 Jubilee Apartments is a beautifully designed home situated in the heart of Kendal's vibrant market town, overlooking the bustling market square. Accessed via one of Kendal's historic yards just off Stricklandgate, this newly created apartment is part of a charming period stone and slate building that forms part of the Westmorland Centre. Thoughtfully designed and finished to a high standard, this light and airy apartment is ideal for first-time buyers, holiday use, or investment purposes.

Stepping through the private front door, you are welcomed into a spacious hallway with stylish flooring that runs throughout the apartment. A convenient storage cupboard provides additional space and houses the hot water cylinder.

Quick Overview

- Two bed apartment
- Recently refurbished
- Open plan living room/dining kitchen
- Two bed, En-suite shower room & 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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1



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Ultrafast
Available



On street
parking

Property Reference: K7031



Entrance Hall



Splendid Open Plan Living Room



Splendid Open Plan Living Room & Kitchen Area



Fitted Kitchen

The open-plan living area and kitchen is bright and inviting, featuring two full-height windows that frame picturesque views across the market square. The kitchen is fitted with an attractive range of wall and base units, complemented by a sleek work surfaces with an inset sink and half with drainer, coordinating part-tiled walls, and under-counter lighting. A range of integrated appliances includes a double oven with a stainless steel extractor, a four-ring induction hob and an under-counter fridge, with additional space for a washing machine.

Both bedrooms are well-proportioned doubles, each benefiting from a window with views over the market square. Bedroom one enjoys an en-suite shower room, complete with a large walk-in shower cubicle with a rainhead shower, a vanity unit with a wash hand basin and a WC. Finished with part-tiled walls, a heated towel rail, and an extractor fan, this space offers a modern and stylish touch.

The main bathroom is equally well-appointed with a three-piece suite comprising a panel bath with a shower over, a vanity unit with a wash hand basin, and a WC, again finished with elegant part-tiled walls, a heated towel rail, and an extractor fan.

Combining period charm with modern living, this superb apartment offers a unique opportunity to own a beautifully finished home in a prime central location, just moments from Kendal's array of shops, cafés and amenities.

Accommodation with approximate dimensions:

Private Entrance Hall

Open Plan Living Room & Kitchen
26' 8" x 16' 9" (8.13m x 5.11m)

Bedroom One
17' 3" x 10' 7" (5.27m x 3.25m)

Ensuite Shower Room

Bedroom Two
12' 1" x 11' 10" (3.70m x 3.62m)

Bathroom

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

Property Information:

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

Service Charge - £1,691 per annum to be paid in two installments.

Please note the service charge is subject to annual review

Council Tax: Westmorland and Furness Council - TBC

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: [///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.

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 1 with Ensuite



Ensuite Shower Room

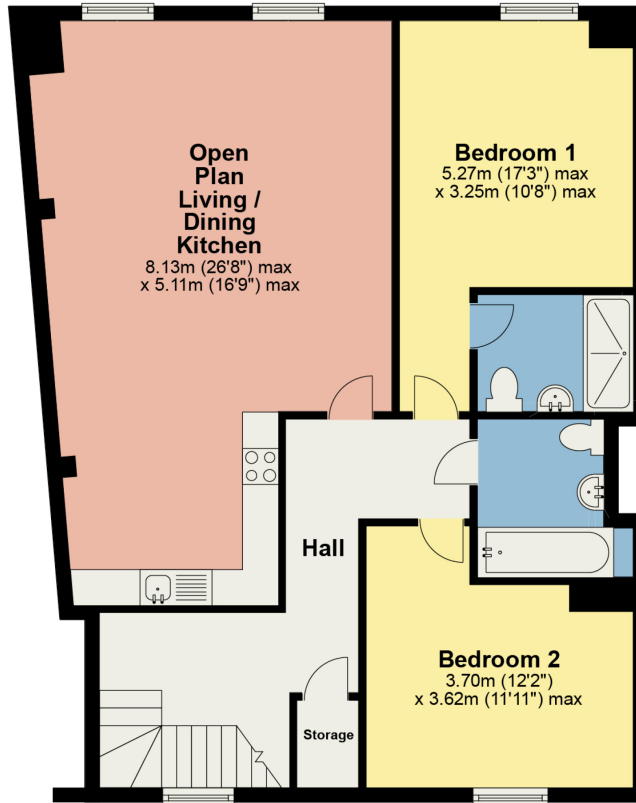


Bedroom 2



Bathroom

Apartment 3
First Floor



For illustrative purposes only. Not to scale.

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