



## Kendal

£155,000

1 Riverside Apartments, 82 Stramongate, Kendal, Cumbria, LA9 4BD

A well designed first floor two double bedroom apartment situated in one of Kendal's conservation areas within easy walking of the town centre and local shops and with Gooseholme and the River Kent a short stroll across Stramongate Bridge. Ideally suited to owner occupiers or investment buyers the property has the benefit of a fitted kitchen and a modern bathroom.

The living space is easy to manage and enjoy and the two bedrooms are well balanced by the living room, bathroom and kitchen. Recently decorated throughout with secure bike storage and the shared use of a roof terrace - this well presented apartment with no upward chain and early possession is well worth a visit.

### Quick Overview

- First floor apartment
- Well balanced living space
- Living room and kitchen
- Bathroom
- Two double bedrooms
- Shared roof terrace
- Secure bike storage
- Easy walking of the town centre
- No upward chain
- Ultrafast Broadband



Property Reference: K6974



Open Plan Living Room & Kitchen



Open Plan Living Room & Kitchen



Open Plan Living Room & Kitchen



Open Plan Living Room & Kitchen

### Property Overview:

Stramongate is located within easy walking of the town centre, the multi-storey car park and both the railway station and the bus station. This first floor flat would make an ideal first home for those seeking to get on the property ladder, those looking for a buy-to-let property in the town, or perhaps as a bolt hole for visiting the Lake District National Park.

The first impression when entering the spacious communal entrance hall is one of light. The addition of a secure shared bike store and store room for recycling, shows how well the development has been thought out to meet residents needs. A staircase leads up to the spacious first floor landing where the private entrance to number 1 is found.

The entrance hall has three spacious store cupboards two offering useful shelving units and one housing the hot water cylinder. To the front is a large open plan living room with built in shelving units, large windows creating a light, bright place to live, offering lovely views of the River Kent, Kendal Castle and Benson Knott. The kitchen area is fitted with ample wall, base and drawer units with complementary work surfaces. Appliances include a built in Beko oven, extractor fan, 4 ring hob, stainless steel sink and plumbing for washer/dryer having space for free standing fridge freezer.

Both bedrooms are good sized doubles, light with great views of the surrounding area. The part tiled bathroom comprises; a panel bath with shower over, pedestal wash hand basin and WC.

The apartment also has the benefit of a shared roof terrace with drying rights. This property is now waiting for someone to come and make there own! An early viewing is highly recommended.

### Accommodation with approximate dimensions:

#### Shared Entrance

with staircase to first and second floors.

#### First Floor

#### Spacious Landing

#### Flat 1 - Private Entrance Hall

#### Open Plan Living Room & Kitchen

14' 2" x 13' 5" (4.32m x 4.11m)

### Bedroom One

17' 3" x 8' 9" (5.28m x 2.67m)

### Bedroom Two

11' 10" x 7' 6" (3.61m x 2.31m)

### Bathroom

### Store

### Tenure:

Leasehold - Held on the balance of a 999 year lease from 22nd August 1995

Service Charge: - Currently £100.00 per month. Covers External maintenance of the building and internal communal area, Building Insurance, Fire Alarm servicing and cleaning etc.

Ground Rent: - is £25.00 which is paid annually.

### Services:

Mains electricity, mains water, mains drainage.

### Council Tax:

Westmorland and Furness Council - Band B.

### Viewing:

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.

### A thought from the owners:

A spacious flat with excellent living spaces, lovely views, in a great location.

### 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



View

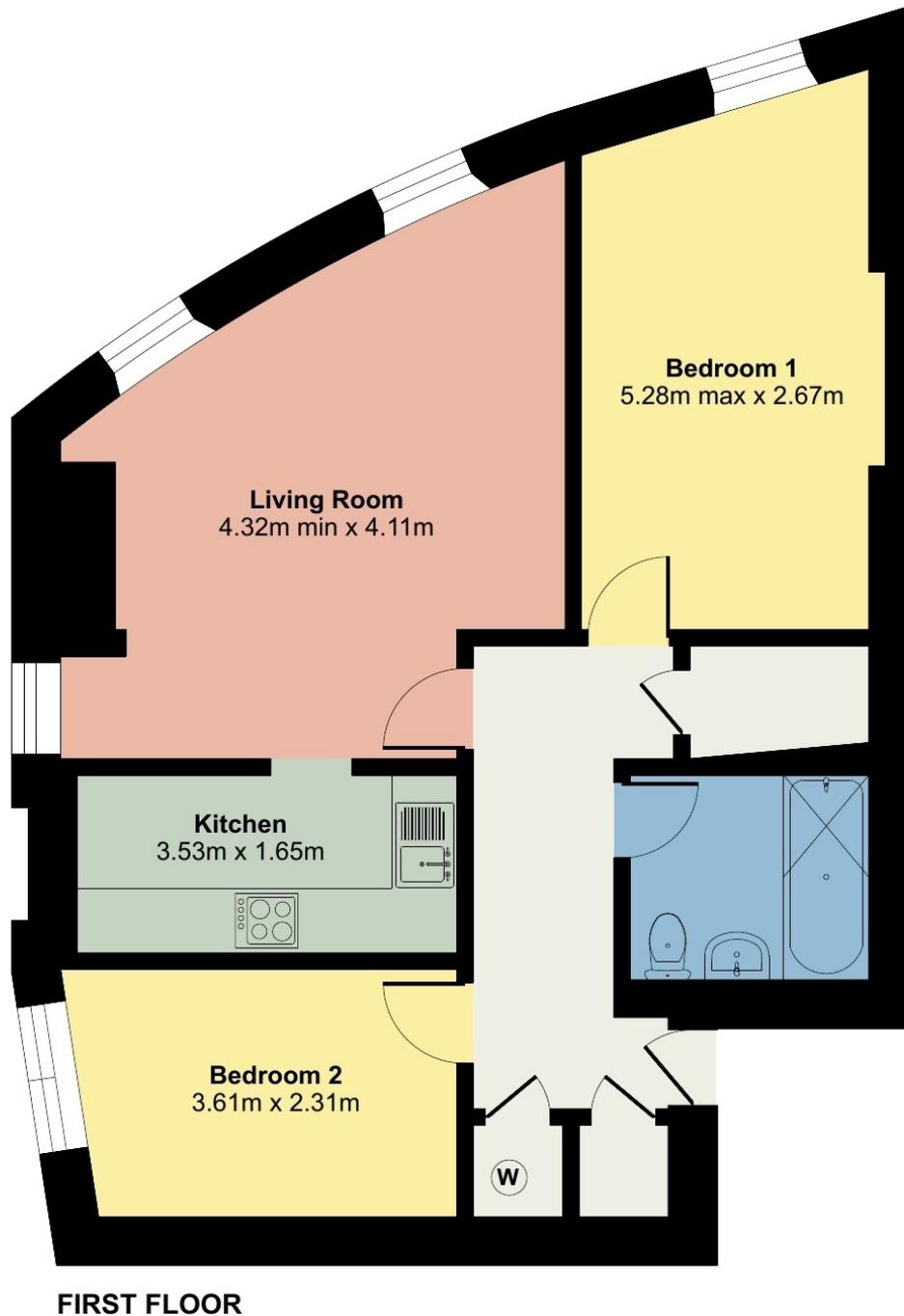


House Bathroom

# Stramongate, Kendal, LA9

Approximate Area = 709 sq ft / 65.8 sq m

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 2024. Produced for Hackney & Leigh. REF: 1210954

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