



Kendal

£120,000

9 Websters Yard , Kendal, Cumbria, LA9 4HA

Discover the perfect blend of comfort and convenience with this delightful two-bedroom ground floor apartment, nestled within a sought-after sheltered housing community. Exclusively available to those over 55, this residence offers a serene lifestyle right in the heart of the town centre, ensuring all amenities are just a stone's throw away.

With the added benefit of no onward chain, this apartment is ready for you to move in and start enjoying your new lifestyle immediately. Don't miss the chance to make this charming apartment your new home. Contact us today to arrange a viewing and experience the convenience and comfort this property has to offer.

Quick Overview

- Ground Floor Apartment
- Double bedroom and guest room
- Replacement kitchen
- Spacious lounge
- Newly installed carpets
- Modern electric heating
- UPVC double glazed window
- Excellent resident facilities
- Available to the over 55's
- Superfast Broadband available



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Superfast
available

Property Reference: K7080



Living Room



Living Room



Kitchen



Bedroom

The entrance hall has replacement carpet and has a pull cord. Beyond step inside to find a generously sized living room, ideal for relaxation, enjoying a large picture window bringing in generous natural light with focal point electric fire set within ornate marble effect surround. The kitchen is well-equipped with modern high gloss units, offering everything you need to cook meals effectively with a worksurface area incorporating a single drainer stainless steel sink unit. There is a recess for fridge/freezer, cooker and plumbing for washing machine. Aspect to front and wood effect flooring. The main double bedroom provides a spacious retreat and enjoys good natural light, while the occasional bedroom to the front of the property offers versatility-perfect for guests or as a study and offers good storage from double doored built in cupboard. The recently upgraded wet room adds practicality offering wall mounted shower with grips, vanity wash hand basin and WC. Finished with attractive panelling to walls and wall mounted heater and extractor.

This apartment is thoughtfully designed with your peace of mind in mind, featuring emergency pull cords for added security. Recent updates include replacement windows, electric heating system and brand new flooring and carpets in most rooms, ensuring a fresh and welcoming atmosphere throughout.

Residents of this community enjoy an array of facilities designed to enhance your lifestyle. Host visiting friends and family in the convenient guest suite, take advantage of the laundry room, or socialise in the communal lounge and atrium. Here, you'll find a welcoming community and a wealth of opportunities to connect with neighbours.

Accommodation with approximate dimensions:

Communal Entrance

Entrance Hall

Living Room 13' 5" x 10' 9" (4.10m x 3.30m)

Kitchen 7' 8" x 6' 11" (2.35m x 2.11m)

Bedroom 15' 1" x 8' 2" (4.60m x 2.51m)

Occasional Bedroom 8' 0" x 5' 7" (2.45m x 1.72 m)

Wet Room

Property Information

Services Mains water, mains drainage, mains electric.

Tenure Leasehold - Details to be advised. Await copy of lease.

Management Charges of £2606.65 per annum payable to Commerson Estate Management which includes buildings insurance, redecoration, heating, cleaning, lighting of communal areas. Ground Rent £48 per annum.

Council Tax Band A

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

A thought from the owner ..."This ground floor home with private front door access benefits from no stairs and has a welcoming space to the front for flowers and pots "

Directions and What3words ///trick.dating.diary

Heading into Kendal town centre along Kirkland passing Abbot Hall Park proceed into Highgate and over the brow of the hill on the left you will see Comida restaurant. Adjacent is an opening behind wrought iron gates into the Websters Yard development. The property is the first property on the left hand side.

Viewings Strictly by appointment with Hackney & Leigh



Bedroom

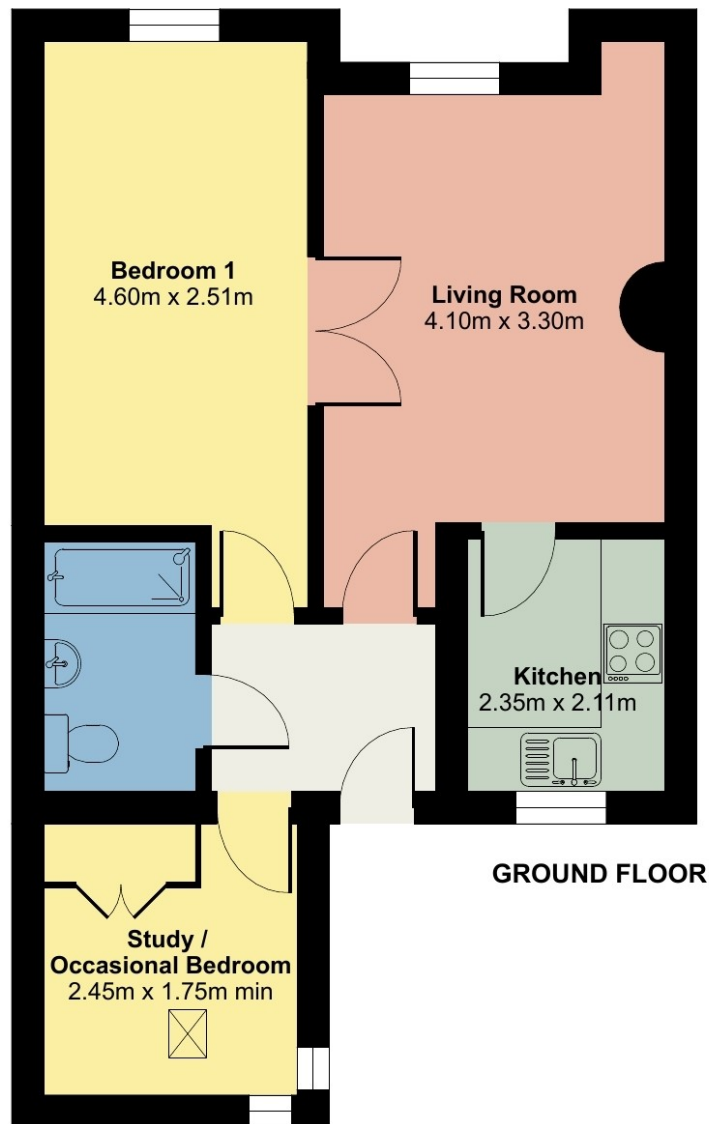


Wet Room

Websters Yard, Highgate, Kendal, LA9

Approximate Area = 505 sq ft / 47 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 2025. Produced for Hackney & Leigh. REF: 1280870

Anti Money Laundering

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

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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 30/04/2025.