



Kendal

£160,000

Flat 5 Westfield House, 88-90 Shap Road, Kendal, Cumbria , LA9 6DP

Westfield House is a stone and slate building comprising just five flats. Number 5 is a well-presented second-floor apartment offering loft-style living with expansive views over the surrounding countryside. Conveniently located within walking distance of Kendal town centre and its amenities, the spacious accommodation includes an entrance hall, a large open-plan living, dining, and kitchen area with sweeping views, two good-sized bedrooms, a modern shower room and a practical storage room.

Quick Overview

- Second floor apartment
- Splendid 29' open living dining kitchen
- Two good bedrooms both with open outlooks
- Shower room
- Useful storage room
- Spacious well-planned layout
- Private car parking space
- Convenient location for all local amenities
- No upward chain
- Ultrafast Broadband speed



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Ultrafast



Allocated
Parking

Property Reference: K7024



Entrance Hall



Excellent Open Plan Living/Dining Kitchen



Fitted Kitchen



Excellent Open Plan Living/Dining Kitchen

The apartment also benefits from a private parking space at the rear of the building. The property is tastefully decorated and is ready to move into and would make an ideal home or investment opportunity. There is no upward chain, allowing for early possession.

The shared entrance leads to a private hallway with a telephone entry system and storage space. The spacious living, dining, and kitchen area features exposed beams, two Velux roof lights, and a kitchen with built-in appliances.

The two bedrooms are both well-sized, with the main bedroom having views to the north and south. The shower room is fitted with modern fixtures, including a Mira shower and Velux roof light.

Outside, the property offers private parking at the rear. This attractive apartment is a great opportunity for those looking for a convenient and comfortable home in Kendal.

Accommodation with approximate dimensions:
Ground Floor

Shared Entrance Hall with stairs to first and second floors:
Second Floor

Private Entrance Hall

Excellent Open Plan Living/Dining Kitchen
29' 11" x 15' 10" (9.12m x 4.83m)

Bedroom 1
19' 10" x 13' 5" (6.05m x 4.11m)

Bedroom 2
10' 1" x 9' 1" (3.09m x 2.79m)

Storage Room
8' 0" x 6' 7" (2.44m x 2.03m)

Shower Room

Parking: Allocated parking space.

Property Information:

Services: mains electricity, mains drainage and mains water.

Tenure: Leasehold- Held on the balance of a 999 year lease from 1993.

Service Charge: £125 per month currently payable to cover the cost of buildings insurance and the upkeep of communal areas.

Council Tax: Westmorland and Furness Council - Band C

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: [///casino.chops.newsreel](https://www.what3words.com/casino.chops.newsreel)

The location is within easy level walking distance of the train station, Queen Katherine School, three supermarkets, and both Kendal cricket club and the rugby club.

Proceed north along Shap Road and Westfield House is the last property on the right immediately before the school playing fields. The car parking space is located to the rear of the building accessed under the archway.

Anti Money 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



Bedroom 2



Storage Room



Car parking area to rear of building

Flat 5, Westfield House, Shap Road, Kendal, LA9

Approximate Area = 991 sq ft / 92 sq m (excludes communal stairway)

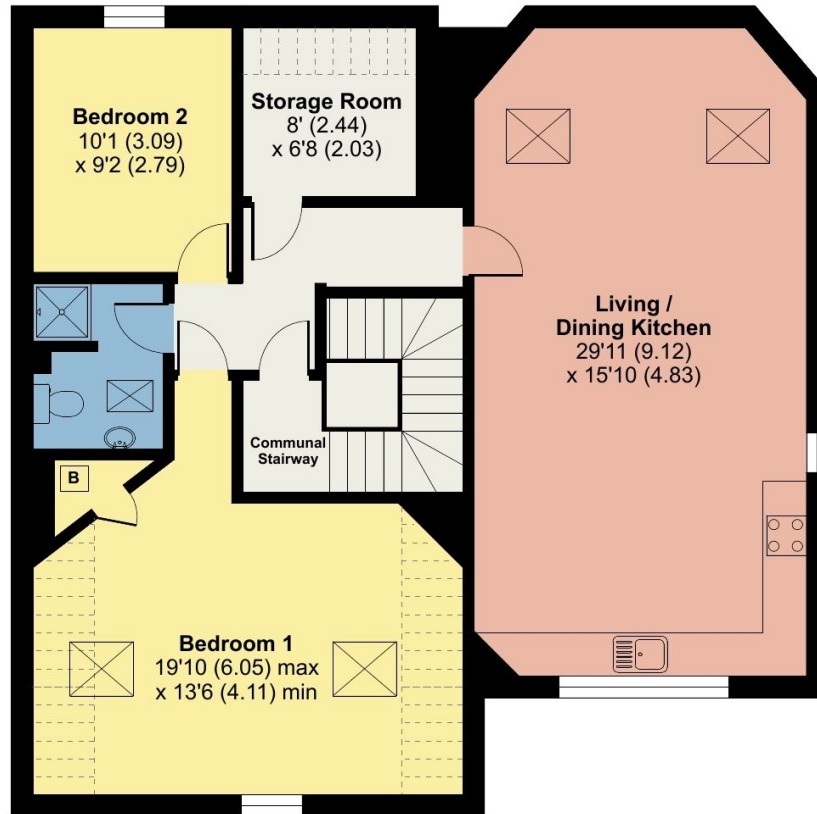
Limited Use Area(s) = 90 sq ft / 8.3 sq m

Total = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Hackney & Leigh. REF: 944442

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