



## Kendal

**£165,000**

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

Situated in the heart of Kendal, this newly created apartment is set within a charming period stone and slate building that forms part of the Westmorland Centre. Accessed via one of Kendal's historic yards off Stricklandgate, the property offers a well-planned, light and airy living space, designed and finished to a high standard. It is an ideal choice for a first-time buyer, a holiday retreat or an investment opportunity.

The private front door leads into a spacious hallway, where attractive flooring runs seamlessly throughout the apartment. A storage cupboard provides useful space and houses the hot water cylinder.

### Quick Overview

- One bed apartment
- Recently refurbished
- Open plan living/fitted kitchen
- One bedroom and bathroom
- Town Centre location
- Modern electric heating
- Early viewing recommended
- Will appeal to a range of different buyers
- No upward Chain
- Ultrafast broadband speed available\*

Property Reference: K7029



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Ultrafast  
available



On street  
parking



Apartment 1



Apt 1 Entrance Hall



Apt 1 Open Plan Living Room & Kitchen



Apt 1 Open Plan Living Room & Kitchen

The open-plan living room and kitchen area is filled with natural light from two windows that offer delightful views of the distant fells. The kitchen is fitted with an array of stylish wall and base units, complemented by a sleek work surface with an inset sink and half with drainer, There is co-ordinating part-tiled walls and under-counter lighting. Integrated appliances include a double oven with a stainless steel extractor, a four-ring induction hob and an under-counter fridge and undercounter freezer, while additional space is provided for a washing machine.

The bedroom is a well-proportioned double room, enjoying a window that frames the lovely fell views.

The bathroom is fitted with a modern three-piece suite including; a panel bath with a shower over, a vanity unit with a wash hand basin, and a WC. The space is finished with part-tiled walls, a heated towel rail and an extractor fan.

Combining period character with modern convenience, this stylish apartment offers an easy-to-maintain home in a fantastic central location, just moments from Kendal's shops, cafés and local amenities.

Accommodation with approximate dimensions:

Private Entrance Hall

Open Plan Living Room & Kitchen

18' 6" x 10' 5" (5.65m x 3.20m)

Bedroom

20' 0" x 16' 4" (6.10m x 4.98m)

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 - £1,084 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://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).



Apt 1 Bedroom

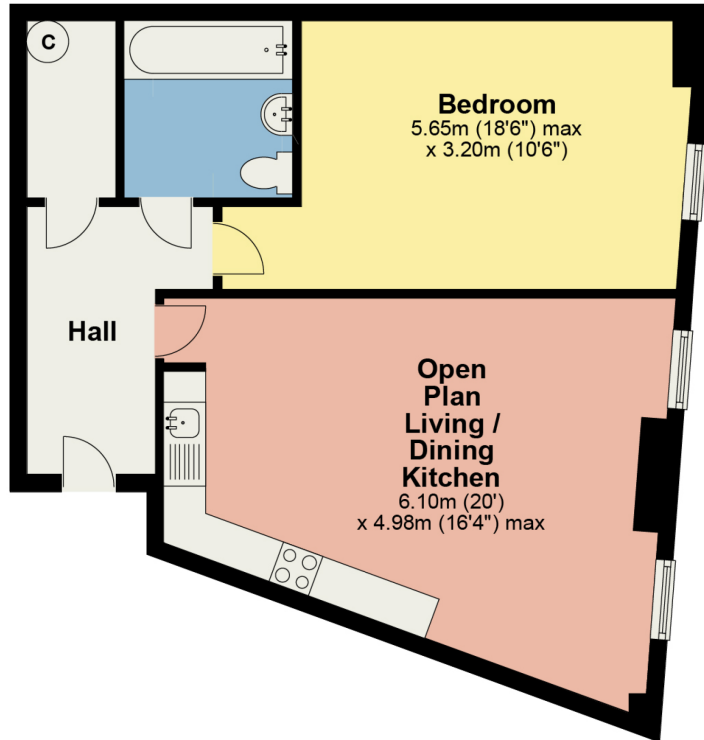


Apt 1 Bathroom



Apt 1 Roof top views

## Apartment 1 First Floor



For illustrative purposes only. Not to scale.

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 27/03/2025.

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