



## Kendal

£180,000

37 Caroline Street, Kendal, Cumbria , LA9 4SH

Welcome to this delightful property where comfort meets breathtaking scenery. As you enter, ascend the stairs to discover a spacious landing that leads you into the heart of the home. The welcoming living/dining room is a welcoming space, bathed in natural light from a large window that frames the stunning views of Benson Knott and the surrounding fells. An electric fire adds a cosy touch, perfect for relaxing evenings.

The living area seamlessly flows into the kitchen, a lovely space equipped with fitted wall and base units. Here, you'll find kitchen appliances including a four-ring electric hob, oven and extractor fan complemented by a sleek stainless steel sink. This kitchen caters to all your needs.

### Quick Overview

- Attractive first floor apartment
- Two bedrooms
- Delightful fitted kitchen
- Spacious living room
- Superb fell views
- Communal garden
- No upward chain
- Convenient location
- Permit parking
- Ultrafast broadband\*



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Ultrafast  
Broadband



Permit  
Parking

Property Reference: K7000



Living/ Dining Room



Living/ Dining Room



Kitchen



Kitchen

Following from the kitchen is a practical utility room, complete with plumbing for a washer/dryer and a handy storage cupboard, ensuring your living space remains clutter-free.

The property boasts two spacious and bright double bedrooms, each offering a peaceful retreat at the end of the day. These rooms are designed to maximise comfort, providing ample space for relaxation and rest.

Completing the accommodation is a well-appointed bathroom comprising a wc, wash basin and panelled bath with shower over also having a heated towel rail. Additionally, another store cupboard offers extra storage solutions, ensuring every inch of the property is utilised efficiently.

Beyond the interiors, the property offers access to a communal garden, a lawned area ideal for summer days, this shared space enhances the appeal of this charming home.

This charming flat combines modern conveniences positioned a brief stroll from the town centre, the residence enjoys convenient proximity to an array of local amenities and supermarkets. Moreover, it offers easy access to northbound routes leading to the scenic wonders of the Lake District National Park and the A591. Making it an ideal choice for those seeking a peaceful yet connected lifestyle. Whether you're a first-time buyer or looking to downsize. Don't miss the opportunity to make this delightful home your own.

**Accommodation with approximate dimensions:**

**Entrance Porch**

**First Floor:**

**Landing**

**Living/Dining Room** 15' 2" x 14' 1" (4.64m x 4.30m)

**Kitchen** 9' 9" x 7' 10" (2.99m x 2.40m)

**Utility Room**

**Store**

**Bedroom One** 14' 0" x 9' 10" (4.27m x 3.02m)

**Bedroom Two** 11' 6" x 9' 0" (3.52m x 2.75m)

**Storage Cupboard.**

**Property Information:**

**Parking:** Permit parking.

**Services:** Mains water, mains electric and mains drainage.

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

**What3words & Location:** [///gown.plotted.coverings](https://www.what3words.com/lookup/:///gown.plotted.coverings)

Leaving the town on the Windermere Road take the second turning right after the traffic lights at the junction of Burneside Road onto Caroline Street and number 37 can be found on your left handside towards the brow of the hill.

**Council Tax:** Westmorland and Furness Band B.

**Tenure:** Leasehold - Held on the balance of a 124 year lease from 11th August 1989. 88 years are remaining.

**Service Charge:** - Currently £19.59 per month. Covers building insurance and maintenance of the outside of the property

**Ground Rent:** - is £10 per year..

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

**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



Fell Views



Communal Garden

## Caroline Street, Kendal, LA9

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



**GROUND FLOOR    FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1228489

A thought from the owners...

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