



## Kendal

£165,000

Simon Cottage, Stramongate, Kendal, Cumbria , LA9 4BD

Nestled in the heart of Kendal, this delightful cottage is tucked away within a yard location and offers the perfect blend of modern living and traditional charm. With its enviable location, this property is a stone's throw from the Lake District National Park, bus and train station, shops, bars and restaurants. Whether you're a first-time buyer or an investor, this home offers 'ready to walk into appeal' with no upward chain.

Step inside and a spacious entrance hall welcomes you, beyond discover a well appointed open-plan living space, where contemporary design meets comfort.

### Quick Overview

Splendid ground floor flat  
Living/dining room/kitchen  
Two double bedrooms  
Contemporary shower room  
Gas central heating  
Perfectly located for Kendal town centre  
Close to bus station and Kendal train station  
Ideal first time buyers home or for investor purchaser  
No upward chain  
Ultrafast Broadband available



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Ultrafast  
broadband  
available

Property Reference: K7126





Open plan Living space



Open plan Kitchen/Living Room



Kitchen



Kitchen

The neutral and stylish décor throughout creates a welcoming atmosphere with sash window offering an aspect to the front and useful storage cupboard which houses the wall mounted Viessmann boiler. The modern kitchen is a highlight, equipped with sleek fittings and range of modern wall and base units with complementary work surfaces with inset stainless sink and drainer. A range of integrated appliances include; Indesit single oven, Indesit induction hob with stainless steel extractor over, integrated fridge/freezer. Plumbing for washing machine.

The property boasts two generously sized double bedrooms, each offering a peaceful retreat at the end of the day with sash windows with secondary glazing.

The contemporary shower room is elegantly designed with sash window, illuminated mirror and radiator. Three piece suite comprises; a shower cubicle with rainfall shower head and separate hand held attachment, vanity unit with wash hand basin and a W.C.

This cottage is more than just a home; with its combination of location, style, and convenience, this property is a rare find in the market. Don't miss the chance to make this charming cottage your own – a perfect first purchase or a savvy investment in one of the UK's most desirable locations.

**Accommodation (with approximate dimensions):**

**Entrance Hall**

**Living/dining room / kitchen**

16' 4" x 16' 1" (5.00m x 4.92m)

**Bedroom One**

13' 9" x 8' 1" (4.20m x 2.48m)

**Bedroom Two**

13' 9" x 7' 10" (4.20m x 2.40m)

**Shower Room**

**Property Information**

**Tenure** Leasehold - held on the balance of a 999 year term from 2007.

Service Charge: £65.00 paid monthly includes building insurance.

**Services** Mains gas, mains water, mains drainage, mains electricity

**Council Tax** Westmorland and Furness Council - Band B

**Viewings** Strictly by appointment with Hackney & Leigh Kendal Office.

**What3words & Directions** [///dream.spike.charmingly](https://www.what3words.com/dream.spike.charmingly)

Upon leaving our office on Stricklandgate turn left and continue down to the junction, turn right onto Sandes Avenue. At the first set of traffic lights turn right. Turn right just after Majestic Wine Warehouse and you will find the entrance for the property on the right. A parking permit can be purchased for Blackhall Road Car Park.

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

**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



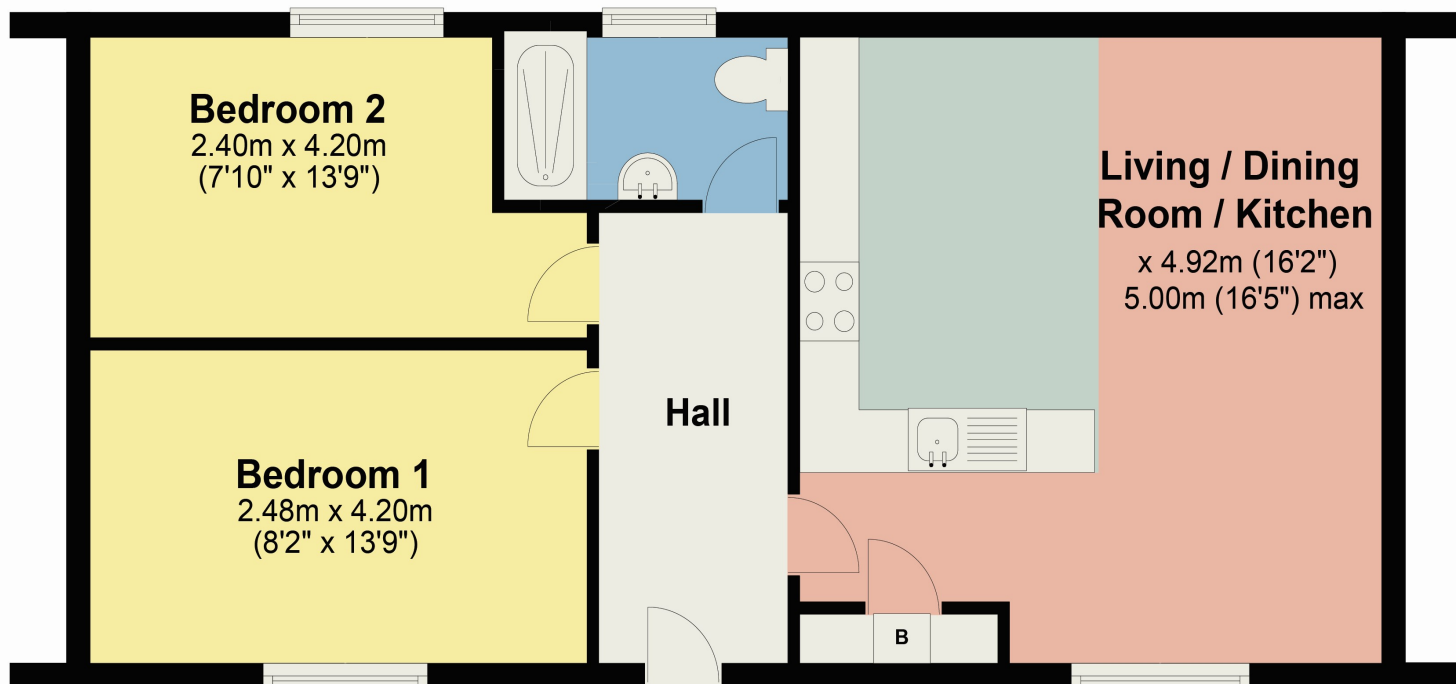
Bedroom One



Bedroom Two



Shower Room



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6754

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