



1 KENTGATE PLACE, BEEZON ROAD, KENDAL, CUMBRIA, LA9 6EQ  
**£260,000**

**MILNE MOSER**  
SALES + LETTINGS



1 KENTGATE PLACE  
BEEZON ROAD  
KENDAL  
LA9 6EQ



2



1



2



SECURE  
PARKING

#### INTRODUCTION

Situated on the first floor of this Award winning Russell Armer development, this two double bedroom apartment is a good size and must be viewed to be appreciated. Located on Beezon Road, the location is great to watch the world go by from the balcony and is well positioned for access to the covered secure parking space. Access to the apartment is either by stairs or a lift and it will appeal to a range of buyers. The current owner has carried out upgrading and refurbishment in the apartment creating desirable boutique hotel style bathrooms and there are high quality integrated appliances to the kitchen.

Kendal is known as the Gateway to the Lakes and is easily reached from Junction 36 and 37 of the M6 motorway. Kendal train station links to Windermere station and Oxenholme station services London Euston. This location offers easy access to the town centre. There are riverside walks, bars and restaurants and the Brewery Arts Centre for Arts and Cinema.

#### ACCOMMODATION

The property is entered via the ground floor with security entry system. There is lift access and secure entry to the covered parking area.

#### ENTRANCE HALL

Having an electric panel heater, a ceiling light and built in coat cupboard. Secure entry intercom.







#### LOUNGE/DINER

14' 5" x 25' 6" (4.38m x 7.76m)

An impressive size room with two UPVC double glazed windows facing the front aspect. A door leads to the balcony and there are two wall mounted electric heaters, three wall lights and a ceiling light. The dimensions of the room easily allow space for both a lounge and dining suite and there are two telephone points and television/satellite points. Open access to the kitchen.

#### BALCONY

Fitted with non slip style decking, there a wall light and space for pots and furniture and is a great place for entertaining.

#### KITCHEN

14' 5" x 9' 11" (4.38m x 3.02m) max

A stylish contemporary kitchen with white gloss base and wall units, under unit lighting and granite worktops. One and a half bowl sink with drainer, integrated dishwasher, washer/dryer, fridge freezer, combination microwave and an electric oven. Electric hob with canopy over and an integrated wine fridge. A breakfast bar has been incorporated into the worktops set to an opening between the lounge and kitchen.

#### BEDROOM

10' 3" x 15' 3" (3.11m) x 4.65m) plus door recess

Facing the front with a UPVC double glazed window, wall mounted electric heater and a ceiling light. Telephone and television aerial points.

#### ENSUITE

6' 8" x 12' 1" (2.03m x 3.68m)

Updated to a high standard, the ensuite has a large shower cubicle, concealed cistern WC and a wall mounted vanity wash hand basin. Cupboard housing the hot water cylinder, an extractor and downlights to the ceiling. Illuminated mirror, heated towel rail and stylish tiling to the walls.

#### BEDROOM

8' 4" x 15' 5" (2.53m x 4.71m) max

Also a double bedroom with a UPVC double glazed window facing the front elevation. Ceiling light, a television aerial point and wall mounted electric heater.





#### BATHROOM

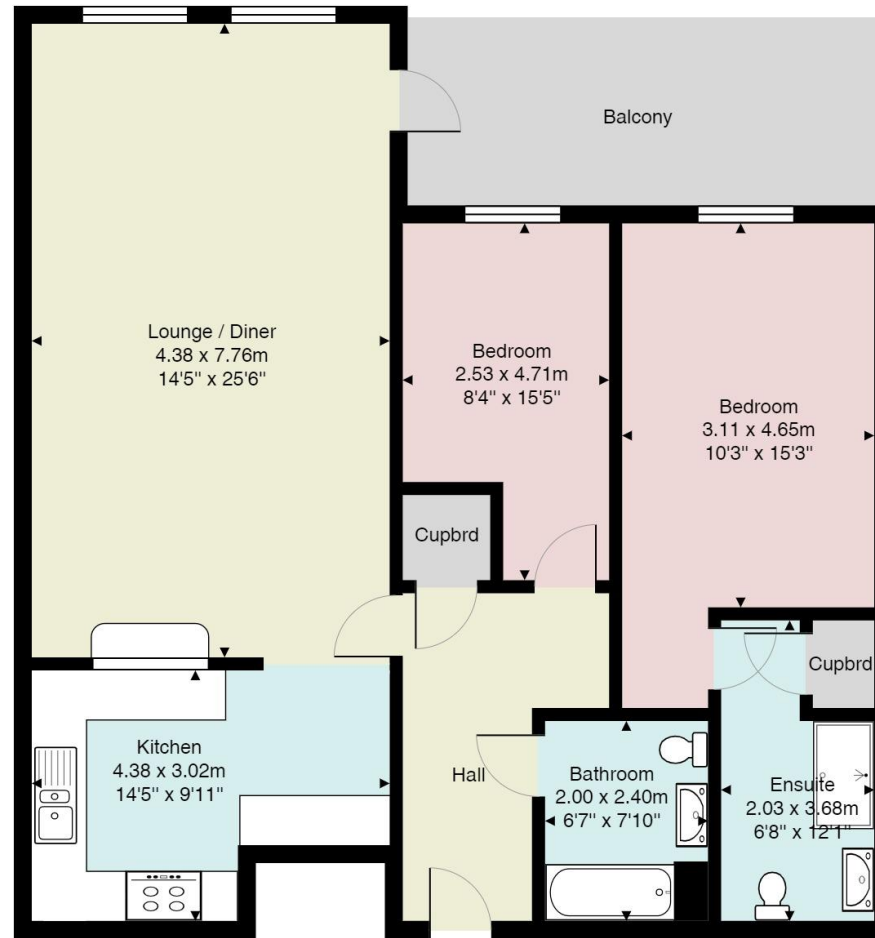
6' 7" x 7' 10" (2.00m x 2.40m)

Like the ensuite, the bathroom has been updated to a high standard and has modern tiling, a bath with central taps and plinth mood lighting, concealed cistern WC and a wall hung vanity wash hand basin. Illuminated mirror, a ceiling light and extractor. Heated towel rail.

#### EXTERNAL

Beneath the building is a large covered secure parking area in which No. 1 has a designated space. Access to this can only be gained via entering a security code or having a security card for entry.





1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









#### GENERAL

Services: Mains Water, Electric and Drainage connected.  
 Tenure: Leasehold – Remainder of 999 yr lease from 1 January 2008. Management charges and ground rent fees apply, please ask for further details  
 Council Tax: Band C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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