



17 KENTGATE PLACE, BEEZON ROAD, KENDAL, CUMBRIA, LA9 6EQ
£350,000

MILNE MOSER
SALES + LETTINGS

- Double Glazed
- Electric Heating
- Neutral Decor
- Karndean Flooring to Lounge/Dining/Kitchen Area
- Balcony with Space for Chairs and Dining
- Convenient for Public Transport and Supermarkets
- Secure Private Underground Parking Space



2



1



2



PARKING

OVERVIEW

Being in the perfect location, combining town centre culture and amenities with riverside views, this two bedroom apartment must be viewed to be appreciated.

The generous layout is well appointed with quality fixtures and fittings and has been immaculately maintained throughout. Both bedrooms are doubles - one with an ensuite, and the large semi open plan lounge/dining/kitchen space is perfect for relaxation and entertaining and has access to the southwest facing balcony.

Forming part of a well-managed block, Kentgate Place is popular with those looking to downsize to an easily managed yet good sized property, professionals and second home buyers.

ACCOMMODATION

Access to Kentgate Place is via a modern secure intercom or fob entry, a must to give residents peace of mind. The ground floor communal entrance has stairs and a lift to all levels. Once on the second floor, a private door leads into number 17. The hallway offers space for storage with a built-in coat cupboard and further airing cupboard with hot water cylinder and shelving. Doors lead to all the rooms, however the eye is always drawn towards the river view, glimpses can be seen through a bedroom and the lounge.





Moving into the lounge, a mirrored entrance gives a feeling of space and light with the design element continued within the room. Buyers will be immediately impressed with the view over the River Kent, however will need to pause to appreciate the size of the room, the large window and door to the balcony. Fitted with decking and metal balustrades, the southwest facing balcony is a good size with space for furniture and is the perfect place to watch the kingfishers and otters that frequent the River Kent. Karndean flooring seamlessly runs through into the kitchen bringing the two spaces together. Fitted with white gloss units, glass splashbacks, quartz worktops and a breakfast bar. There is an induction hob with hood above, eye level microwave and oven plus an integrated fridge/freezer, dishwasher and washing machine.

Both the bedrooms overlook the river and are good sized doubles. The larger of the two has a triple wardrobe with sliding door and a bold fern print statement wallpaper to one wall. The adjoining ensuite has a high end feel with a modern vanity basin with drawers and storage, a concealed cistern WC and double length shower enclosure. The second bedroom also has a wardrobe with sliding door. The bathroom has large mirrors maximising the space and has a white three piece suite - again a well-appointed room.

Externally, the property benefits from a secure underground parking space. The parking area is accessed via fob entry and the spaces are numbered according to flat number.



DIMENSIONS

Lounge/Diner/Kitchen 12' 11" x 25' 9" (3.94m x 7.84m) max

Bedroom 9' 2" x 19' 3" (2.80m x 5.86m) max

Ensuite 7' 8" x 5' 9" (2.34m x 1.76m) max

Bedroom 9' 4" x 17' 6" (2.84m x 5.34m) max

Bathroom 8' 1" x 6' 1" (2.47m x 1.86m) max

DIRECTIONS

From Kendal Station, proceed towards town on Wildman Street, turning right by the Riverside Hotel on Beeson Road. Kentgate Place is located to the end of the road to the left hand side.

what3words///award.take.handle









Approx. Total Area: 907 ft² ... 84.2 m² (excluding balcony)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage
 Tenure: Leasehold. Balance of a 999year lease from 1/1/2008. Management Charges and Ground Rent Fees Apply - please ask for details. The Freehold is owned by Kentgate Place Management Company Limited (the residents).

Council Tax Band: D

EPC Grading: C

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