



404 LIBERTY HOUSE, HIGHGATE, KENDAL, LA9 4BU
£215,000

MILNE MOSER
SALES + LETTINGS

- **Town Centre Location with Restaurants, Shops and Amenities on the Doorstep**
- **No Onward Chain**
- **Double Glazing**
- **Electric Heating**
- **Juliet Balcony with Views**



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PARKING

OVERVIEW

With a fantastic view over Kendal skyline, this two bedroom penthouse apartment is in the heart of town and boasts a private parking space close by. A lift serves all floors meaning the property will be suitable for a range of buyers. Neutral decor and an open plan lounge dining kitchen area give the apartment a bright modern feel and there is a good standard of fittings throughout. Both bedrooms are doubles with one having a built in cupboard and the bathroom is a calm haven, perfect for relaxation. A lovely, easily managed property worthy of internal viewing.

ACCOMMODATION

Liberty House is accessed at the side of the block via communal door with secure intercom. The lift is accessed down a couple of steps and stairs lead up to each floor. Once on the fourth floor (level 3 in the lift), a private front door leads into the apartment.

A long hallway with wood style flooring draws the eye through to the lounge diner space and glimpses of the view that lies beyond. A handy double cupboard has space for coats and shoes plus household bits and bobs. A further cupboard houses the hot water cylinder and there is a wall mounted secure intercom phone to buzz in visitors.

Moving into the main living space at the front of the apartment, the view from the double doors and Juliet balcony is fantastic - across Kendal rooftops towards distant hills and fells. The wood style flooring unifies the space and there is ample space for both living and dining furniture.





The kitchen is fitted with on-trend dark blue units topped with pale worktops and a stainless steel sink. There is an electric hob with hood above, an electric oven and integrated washing machine and fridge freezer.

The bedrooms and bathroom are at the rear of the apartment. Both bedrooms face the side aspect and one has a built in cupboard. The bright and airy bathroom is an L shape - fitted with a Porcelanosa hand basin, concealed cistern WC and a bath with mixer attachment and glass screen. There is contemporary tiling above the bath and a modern chrome heated towel rail.



The property has the valuable addition of a private parking space. Located on the upper/open floor of South Lakeland House Car Park, the space is number 7.

DIMENSIONS

Open Plan Lounge Dining Kitchen 16' 7" x 18' 5" (5.06m x 5.62m)

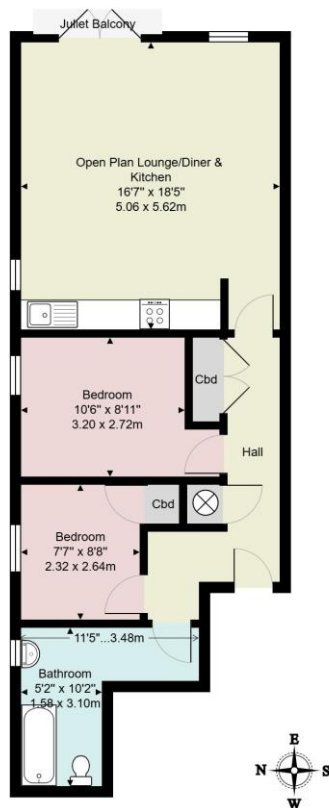
Bedroom 10' 6" x 8' 11" (3.20m x 2.72m)

Bedroom 7' 7" x 8' 8" (2.32m x 2.64m)

Bathroom 5' 2"/11' 5" x 10' 2" (1.58m/3.48m x 3.10m)



EPC graph to go here



Approx. Total Area: 700 ft² ... 65.1 m²

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.

DIRECTIONS

From Kendal Town Hall, proceed towards the Bird Cage and then right down Finkle Street. Turn right onto Berrys Yard passing Baba Ganoush Cafe. Liberty House is on the right hand side as you exit the yard with the entrance at the right. Alternatively, proceed down Angel Yard and around the council building, Liberty House will then be on the left.
what3words:///fixed.tests.indeed

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage
Tenure: Leasehold. Balance of 999 Year Lease from 2008. Management charge Oct 25 - Oct 26 £1740.06 plus £50 Ground Rent. Car Park Space £50 Ground Rent.
Council Tax Band: C
EPC Grading: TBC

Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017
In order to comply with Government Legislation, all purchasers are required to undertake identification checks once an offer is accepted and prior to the Sales Memorandum being issued. We use a specialist third party service to complete the checks at a cost of £36 (£30 + VAT) per person. The checks are a legal requirement and the fees non-refundable. Failure to complete the check will delay the purchase progressing.

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Stephanie Hardie

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