



4C, HIGH TENTERFELL, KENDAL, CUMBRIA, LA9 4PG  
**£115,000**

**MILNE MOSER**  
SALES + LETTINGS



4C, HIGH TENTERFELL  
KENDAL  
CUMBRIA  
LA9 4PG



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#### OVERVIEW

The perfect bolt hole, lock and leave or second home, this lower ground floor studio flat has been extensively updated and reconfigured and is now used as a holiday let. The location is ideal for short breaks being within walking distance of Kendal town centre, countryside and woodland walks and the further Lake District National Park, a UNESCO World Heritage site, just a few miles drive. Forming part of a traditional semi-detached property, the studio flat has a private courtyard at the front, a kitchenette, bedroom space and modern shower room and could also be used for residential letting on an AST basis.

#### ACCOMMODATION

Entering through a gate at the front, steps lead down into the courtyard. A part double glazed door leads into:

#### KITCHENETTE

11' 9" x 8' 3" (3.57m x 2.52m)

Fitted with grey gloss base and wall units, marble effect worktops and stylish stone tiling in a metro pattern. There is an electric domino hob, electric hob and an integral fridge along with shelving and a low level cupboard - all the space needed for a weekend away. The stainless steel sink and drainer has a boiler water tap installed. A double glazed window faces the side aspect and there are downlights to the ceiling.

Open access to the bedroom/living area.







#### BEDROOM

11' 9" x 6' 7" (3.57m x 2.00m)

Having a contrasting feel to the kitchenette, decorated in darker tones to feel cosy and intimate. Mirrors enlarge the space and there is a bespoke wood headboard. Electric heater, a ceiling light and double glazed window to the side.

#### SHOWER ROOM

3' 10" x 9' 9" (1.16m x 2.97m)

A stylish and modern shower room fitted with a pedestal wash hand basin, WC and cubicle with both a rain shower head and spray. Aquaboard panelling to the walls, an illuminated mirror with magnifier, downlights and an extractor. A cupboard houses the hot water cylinder.





#### EXTERNAL

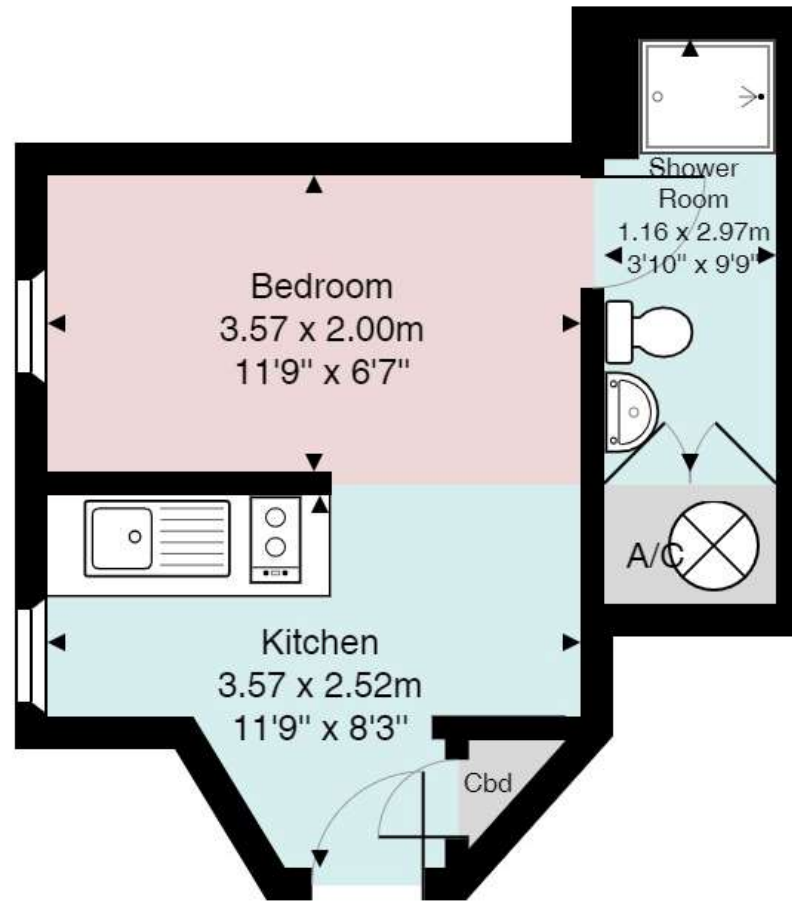
The private courtyard to the front has been cleverly landscaped with flags, retaining walling and sleeper edged beds. There is space for patio furniture plus an external socket and lighting.

#### DIRECTIONS

From our office on Highgate, proceed towards the town hall, turning left onto All Hallows Lane. Follow up and round to the left onto Beast Banks. At the crossroads turn right onto High Tenterfell. The property is located to the left hand side on the corner of Undercliff Road.

[what3words///spicy.rubble.square](https://www.what3words.com/spicy.rubble.square)





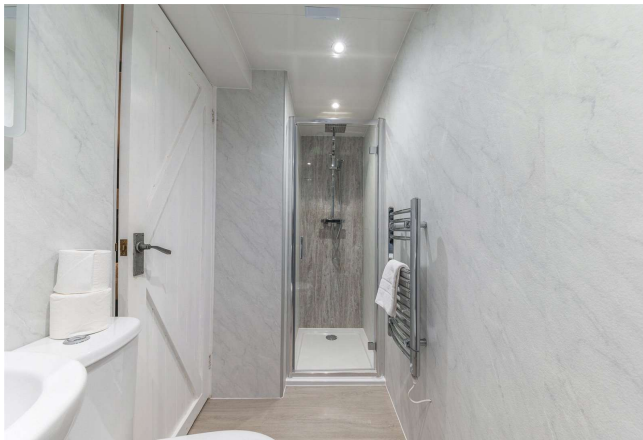
Lower Ground Floor

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 INFORMATION

Services: Mains Water, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 1st January 2018. Freehold owned by High Tenterfell Management Company.

Council Tax Band: Current Rateable Value of £1300

EPC Grading: D

Please note that Flat 4a is also available for sale at Offers Over £225,000

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>		71
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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