



APARTMENT 39, KENTGATE PLACE, BEEZON ROAD, KENDAL, CUMBRIA,
LA9 6EQ
£90,000 52% of Full Market Value

MILNE MOSER
SALES + LETTINGS

Accessed via Lift or Stairs
Double Glazed
Electric Heating
Popular Development
Modern Decor Throughout



1



1



1

OVERVIEW

Located within walking distance of Kendal town centre, railway and bus stations, supermarket and open green space, this third floor apartment is within a modern block and perfect for first time buyers. The easily managed accommodation has a good sized open plan lounge kitchen space with plenty of units and space for a dining table. There is a double bedroom and bathroom with a white suite. The ideal property to get a foot on the ladder and make this home your own. Subject to a Local Occupancy Clause and Affordability Criteria

ACCOMMODATION

A communal hallway with secure entry on the ground floor has stairs and a lift to each floor. Once on the third floor, a private front door leads into the apartment. Wood style internal doors lead to each room and there is a built in cylinder cupboard with shelving plus a wall mounted intercom to 'buzz' in visitors. Moving into the open plan living kitchen, the kitchen is fitted to the rear of the room, wrapping around two walls to make the most of the space available. Wood grain effect units are combined with granite effect worktops, a stainless steel sink, electric hob and oven. There is space for an undercounter fridge and plumbing for a washing machine. The lounge area has been zoned using a blue coloured feature wall and a window looks over rooftops towards distant hills. There is space for a four seater table, ideal for inviting friends and relatives over for a spot of dinner.

Being a generous size, the double bedroom has space for a good amount of furniture or storage and also has a pleasant outlook towards distant hills. The bathroom has a modern





white suite comprising a bath, WC and pedestal hand basin. There is a chrome heated towel rail, extractor and half wall height white tiling.

DIMENSIONS

Lounge Dining Kitchen Area 12' 0" x 21' 9" (3.66m x 6.64m) max

Bedroom 8' 9" x 13' 2" (2.66m x 4.02m)

Bathroom 5' 4" x 8' 3" (1.63m x 2.51m)

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. Electric Heating and Hot Water

Tenure: Leasehold. Balance of 999 year lease from 1/1/2008.

Management charges of £85 per month plus a monthly occupancy charge of £80. An annual ground rent applies.

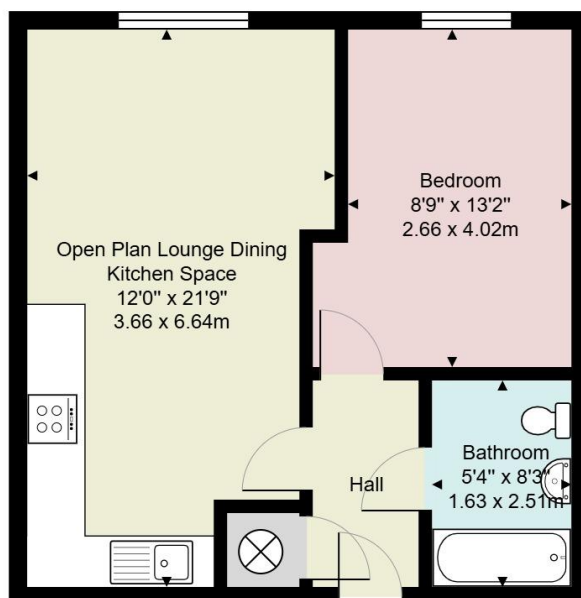
Subject to a Section 106 Agreement - buyers must have continuously resided or been permanently employed in the parish of Kendal for the preceding two years. The area has been cascaded/expanded to include the parishes of Strickland Ketel, Strickland Roger, Skelsmergh, Scalthwaiterigg, New Hutton, Natland, Helsington and Underbarrow and Bradleyfield. Buyers must be approved by the Local Authority.

Council Tax Band: A

EPC Grading: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



3rd Floor

Approx. Total Area: 463 ft² ... 43.0 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 Station, proceed towards town on Wildman Street, turning right by the Riverside Hotel on Beezon Road. Kentgate Place is located to the end of the road to the left hand side.

what3words///breath.follow.tune

To arrange your viewing contact our Kendal Team:

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

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.