



20, WEAVERS COURT, QUEEN KATHERINE STREET, KENDAL, CUMBRIA, LA9 7FB
£235,000

MILNE MOSER
SALES + LETTINGS

20, WEAVERS COURT
QUEEN KATHERINE STREET
KENDAL
LA9 7FB



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PARKING

OVERVIEW

Within walking distance of the town centre, riverside walks and amenities, this two bedroom house is a real find. Being one of a kind within a popular development of flats, this two bedroom house will appeal to a range of buyers and is available with no onward chain. The accommodation is over two floors with both bedrooms being doubles, the lounge has French doors to the communal garden at the front and there is a well fitted kitchen diner. In addition to the bathroom on the first floor, is a ground floor shower room, a real bonus in a property of this style. At the rear is an allocated parking space plus shared visitors spaces and a secure store shared with the neighbouring property. Electric ceiling heating and UPVC double glazed windows.

ACCOMMODATION

Accessed from Queen Katherine Street, a path leads to the private doors of number 19 and 20.

HALL

6' 7" x 14' 11" (2.00m x 4.54m)

A good sized hallway with storage space under the stairs and hanging for coats. A UPVC double glazed window faces the front aspect and there is a ceiling light and Open Reach and telephone sockets.





LOUNGE

12' 8" x 11' 4" (3.85m x 3.46m)

A pleasant room with UPVC double glazed French doors and two UPVC double glazed windows. Ceiling light and a television point.

KITCHEN DINER

12' 8" x 8' 1" (3.85m x 2.46m)

Fitted with oak style base and wall units, grey stone effect worktops and a stainless steel one and half bowl sink and drainer. There is an induction hob with hood above, an electric oven plus plumbing for a washing machine and space for a fridge freezer. Under unit lighting, a ceiling light and two UPVC double glazed windows.

SHOWER ROOM

6' 7" x 4' 6" (2.00m x 1.38m) min

Frosted UPVC double glazed window to the rear elevation. An excellent second facility, fitted with a WC, pedestal wash hand basin and a shower cubicle. Part tiled walls, an extractor and a ceiling light.

LANDING

6' 7" x 12' 10" (2.00m x 3.90m)

UPVC double glazed window to the rear elevation, A generous landing with space for bookshelves or storage if required. Built-in cylinder cupboard with shelving and a ceiling light.

BEDROOM

12' 9" x 11' 5" (3.88m x 3.49m)

UPVC double glazed window overlooking Queen Katherine Street. A good sized double with a ceiling light and television point.



BEDROOM

12' 9" x 8' 2" (3.88m x 2.49m)

Another double bedroom with a UPVC double glazed window and a ceiling light.

BATHROOM

6' 7" x 6' 8" (2.00m x 2.02m)

Frosted UPVC double glazed window to the front aspect. Fitted with a WC, pedestal wash hand basin and a bath with shower above and screen. There is tiling above the bath and to splashbacks, an extractor and ceiling light.

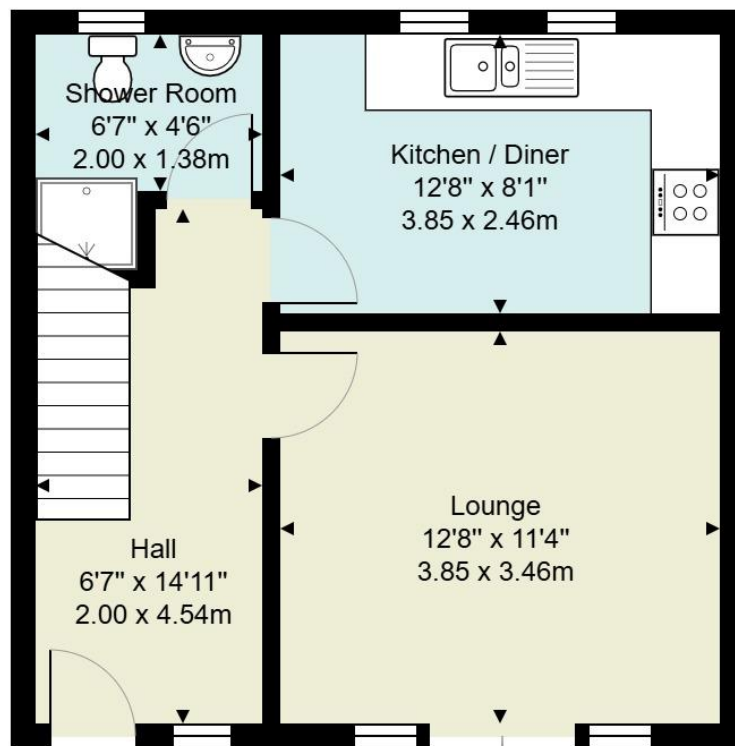
EXTERNAL

Weavers Court is a well-managed development with allocated parking for residents and shared visitors spaces. Number 20 has a clearly marked space at the rear. A store is shared with flat 19 and is accessed at the side - suitable for bikes etc. Communal gardens are at the front and side of the development along with bin and recycling areas.

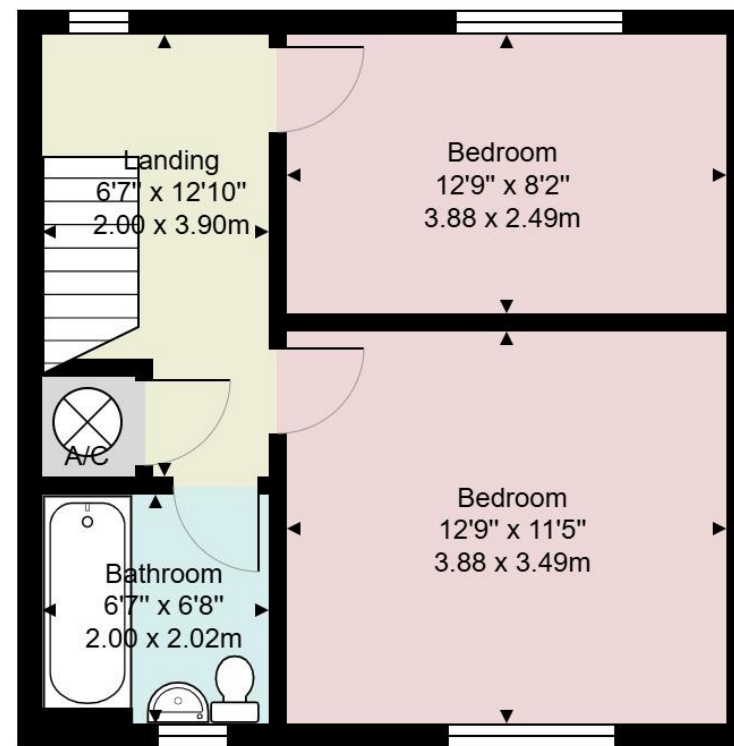
DIRECTIONS

Leaving Kendal on Aynam Road, turn left into Queen Katherine Street. Weavers Court is on the left hand side, with number 20 fronting onto Queen Katherine Street. The parking is at the rear. [what3words///voter.sunet.those](https://www.what3words.com/voter.sunet.those)





Ground Floor



1st Floor

Approx. Total Area: 791 ft² ... 73.4 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





GENERAL INFORMATION

Services: Mains Water, Electric and Drainage. Heating is via Electric Ceiling Heating with each room being individually thermostatically controlled.

Tenure: Leasehold. Balance of 999 year lease from 2000 with an equal share of the freehold. The current management charge is £1500 per annum to include upkeep and buildings insurance £50 per annum ground rent.

Council Tax Band: D

EPC Grading: E

Please note the property flooded during Storm Desmond in 2015

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



ARRANGE A VIEWING

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