



21 WEBSTERS YARD, HIGHGATE, KENDAL, CUMBRIA, LA9 4HA
£99,950

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Being in the heart of Kendal with shops, cafes and public transport right on the doorstep, this two bedroom flat forms part of an Award Winning Development designed for the over 55s. The property is on the ground floor with a private front door and well planned level accommodation. The lounge diner and main bedroom are both a good size and there is a modern kitchen and updated wetroom. Communal facilities within the development are for the use of all the residents with lounge areas, a laundry, guest suite and manager. Each property has emergency pull cords.

ACCOMMODATION

Entering the ornate wrought metal gates on Highgate, a central path leads through the development passing pretty flower borders and the central atrium. Number 21 is just after the atrium with a private front door leading to the hallway. Once inside, wooden doors lead to the two bedrooms, wetroom and lounge diner. The lounge diner faces the rear of the development and has a modern storage heater and recessed shelving. There are interconnecting doors to the main bedroom - future proofing the spaces should residents become less mobile. The adjoining kitchen is fitted with modern units in a pretty pastel blue with stone effect worktops. There is an electric domino hob and electric oven plus a sink with instant hot water tap. The electric water boiler is concealed within a base cupboard and there is space for an undercounter fridge.

The main bedroom is also to the rear of the flat, a good size and having a modern storage heater and wall mounted clothes rails with shoe storage. The second bedroom overlooks the courtyard and could easily be used as a hobby room, study or second sitting room. The quirky corner window is a nice feature, further light streams in from a rooflight and there is an electric storage heater. The wetroom has a WC, pedestal hand basin and open shower area with wall mounted shower. White tiling to the walls offers a blank canvas for new owners to personalise and there is a chrome heated towel rail and extractor.



2



1



1

Available Chain Free
Modern Storage Heaters
Double Glazed
Neutral Decor and Carpets
Level Accommodation Throughout





Websters Yard was built by Russell Armer for the Over 55s. There is a central atrium with the house managers office, a residents lounge and laundry. A guest suite is to one side available to rent for visitors and relatives. A further smaller lounge is on an upper floor, accessible via a lift or stairs. Well cared for flower beds and borders give the courtyard a tropical feel.

DIMENSIONS

- Lounge Diner 10' 6" x 13' 2" (3.20m x 4.01m)
- Kitchen 7' 2" x 8' 0" (2.18m x 2.43m)
- Bedroom 8' 6" x 15' 0" (2.59m x 4.58m)
- Bedroom 7' 10" x 8' 0" (2.39m x 2.44m)
- Wetroom 4' 10" x 7' 10" (1.48m x 2.38m)



DIRECTIONS

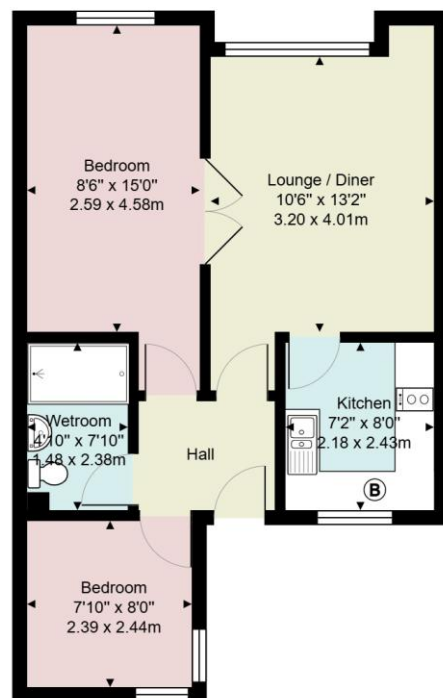
On foot from our office, Websters Yard is just a short distance along Highgate heading towards the Town Hall. An ornate wrought metal gate with leaf decoration leads into the yard with number 21 being on the left hand side just after the atrium.
[what3words///supply.clip.front](#)

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage
 Tenure: Leasehold. Balance of 125 year Lease from 1/1/1988.
 Residents must be over 55. Management charges, Building Insurance and Ground Rent fees apply, please ask for details
 Council Tax Band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. Total Area: 512 ft² ... 47.6 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

To arrange your viewing contact our
Kendal Team:

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

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.