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Caroline Street

Kendal, LA9 4SH

£165,000

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- Two Bedroom First-Floor Flat
- Great Location Just off Kendal Green
- Communal Gardens to the Rear
- Ready for General Updating
- No Upper Chain
- Spacious Accomodation
- Large Living Room with Space for Dining
- Residents' Parking and Two On Street Permits Available
- Gas Central Heating & Double Glazing
- Council Tax Band B

Tel: 01539 816399

Caroline Street

Kendal, LA9 4SH

£165,000

This two bedroom first floor flat is located in a prime residential area located just off Kendal Green and offers wonderful long views over Kendal rooftops and onwards to the Lakeland Hills. The property is ready for general updating and is offered with the benefit of no onward chain. The accommodation comprises of a ground floor entry, living room with space for dining, kitchen, two double bedrooms and a bathroom. Outside to the rear there is an attractive and well stocked communal garden which is beautifully maintained by the residents and there are unallocated resident's parking spaces. In addition there is plenty of on-street spaces readily available, along with entitlement to two parking permits.

Caroline Street is conveniently positioned within Kendal, just a short walk from the town centre and its wide range of shops, cafés, restaurants and everyday amenities. Kendal is a historic market town with an attractive mix of traditional stone buildings, independent businesses and established residential areas, while the River Kent and a number of pleasant walking routes are also close by.

The town provides excellent access to the surrounding South Lakeland countryside and is ideally placed for exploring the Lake District, with the National Park boundary close by.

Kendal also offers a good range of recreational and cultural facilities, including the Brewery Arts Centre, Abbot Hall and Kendal Castle, together with a variety of sports and leisure opportunities. The town also hosts a regular market and a number of popular annual events.

For those commuting, Kendal railway station provides services to Oxenholme and Windermere, with Oxenholme providing access to the West Coast Main Line and direct services towards London, Manchester, Glasgow and Edinburgh. The M6 motorway is approximately eight miles away at t Junction 36

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Entrance
You enter the property via a timber door to the side of the building and stairs then rise to the first floor landing. This is a private access, not shared with any other flat.

First Floor Landing
Providing access to all the accommodation, and having a useful storage cupboard.

Living Room
The living room is spacious and enjoys a striking view from the window to the front elevation, looking out over Kendal roof tops and the Lakeland Hills beyond. The room has plenty of space for a sofa, chairs, and other living room furniture, and still has space for a family sized dinning table and chairs. An internal door then leads through to the kitchen.

Kitchen
Fitted with a range of cabinets at wall and base level and with worksurfaces over. There is an inset stainless steel sink and drainer, a free standing cooker with gas hob, and space and plumbing for a washing machine and dishwasher. A window to the rear elevation overlooks the shared rear garden and offers views up to Kendal Green.

Utility Area
A separate space off the kitchen contains a large storage cupboard and has a recess space, perhaps suited for keeping a tall fridge freezer. An internal door then leads to the hallway.

Bedroom One
There are two double bedrooms in the flat, and this one is to the rear of the property with views over the garden.

Bedroom Two
The second double bedroom is the slightly bigger of the two and has window offering an elevated view from the front aspect.

Bathroom
Comprising of a bath with an electric shower over, a pedestal wash-hand basin, and a low level WC. There is tiling to the splash areas and an extractor fan.

Gardens
The flat has the benefit of access to shared gardens to the rear which are kept and maintained by the residents, planted with a mixture of mature trees and shrubs and a space to sit. There is also space and facilities to dry clothes.

Parking
Parking at the property is easy, with some shared residents spaces and plenty of available on-street parking with permits available for both residents and visitors.

Leasehold Details
Ground Rent is just £10 for the whole year. Building Insurance approx. £350 per annuum.
The lease is 114 years with 87 years remaining.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

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Entrance
2'11" x 3'2"
0.91 x 0.98 m
Ground Floor
Kitchen
8'0" x 9'11"
2.44 x 3.03 m
Living Room
14'2" x 15'3"
4.33 x 4.67 m
Utility Area
7'11" x 4'10"
Hallway
16'11" x 4'10"
5.18 x 1.49 m
Bathroom
5'5" x 7'4"
1.66 x 2.24 m
Bedroom Two
9'0" x 11'7"
2.76 x 3.54 m
Bedroom One
9'10" x 14'0"
3.01 x 4.27 m
N
E
W
S
Approximate total area(1)
740 ft²
68.7 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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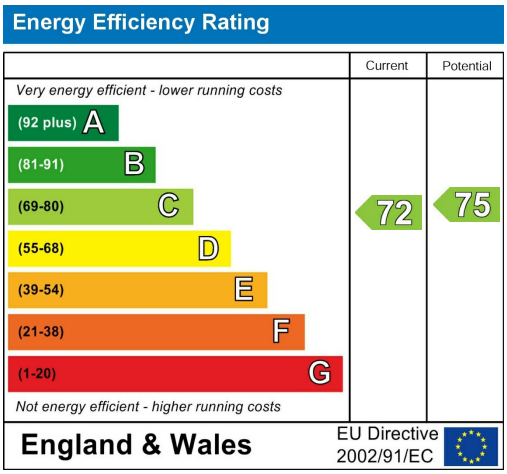
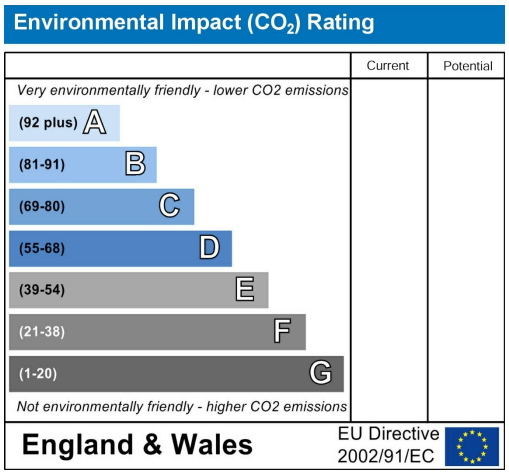
Energy Efficiency Graph

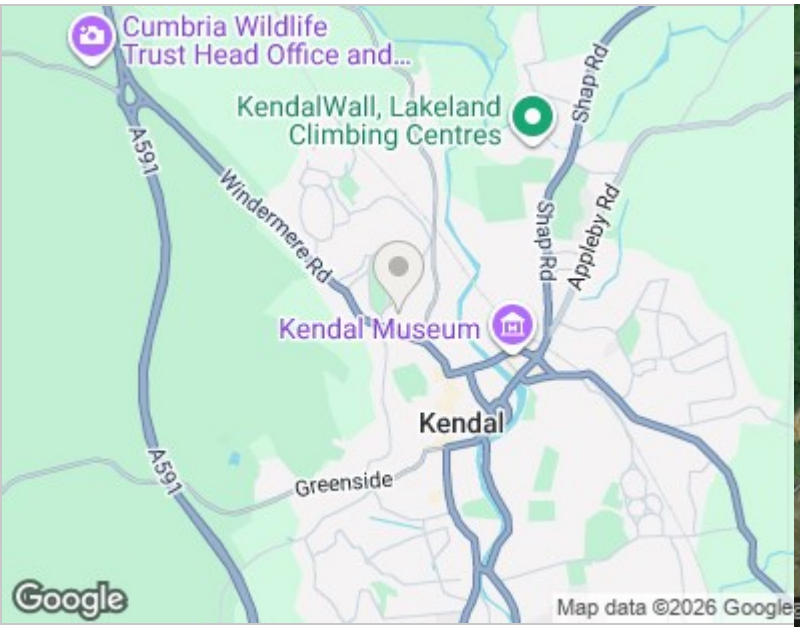




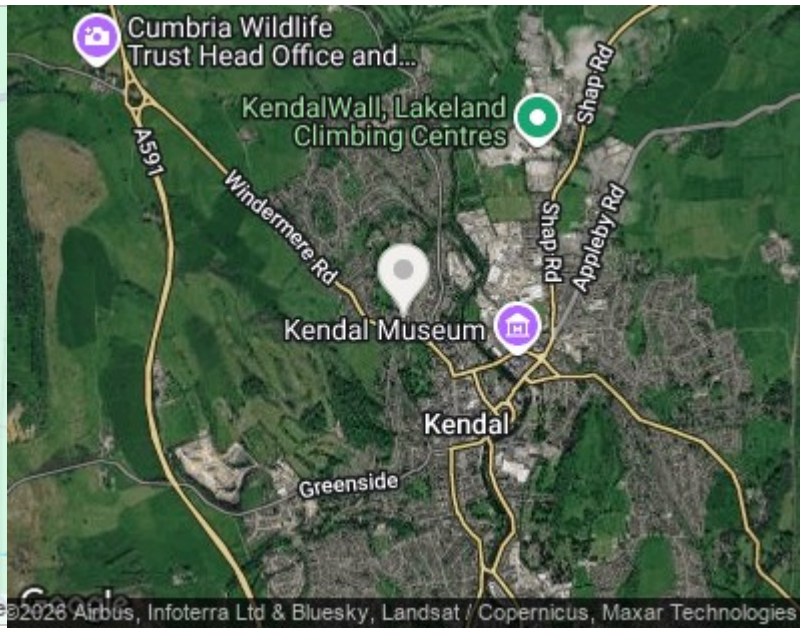
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman