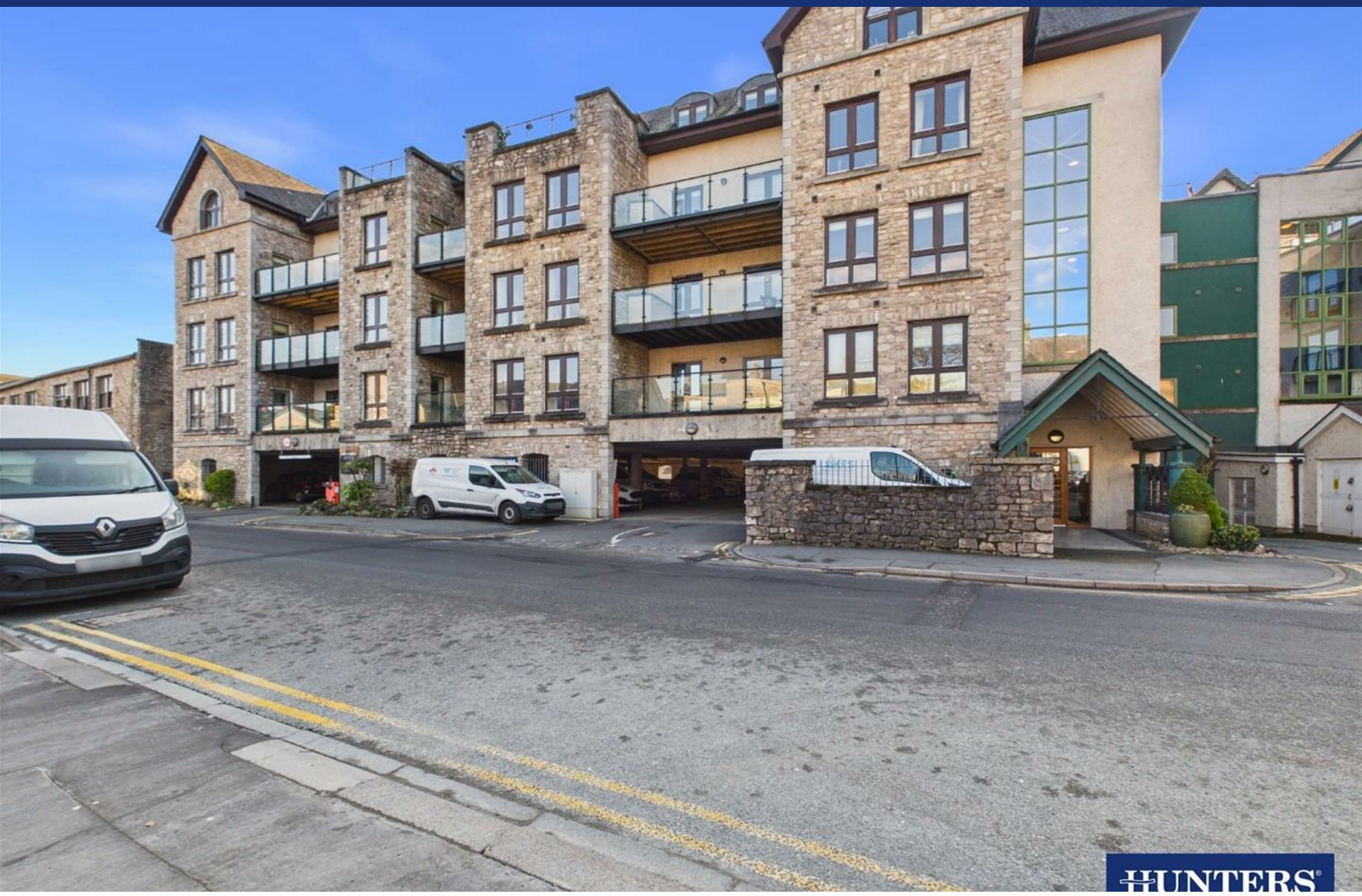
HUNTERS®

HERE TO GET *you* THERE



Beezon Road

Kendal, LA9 6EQ

Guide Price £245,000

2 2 1 B

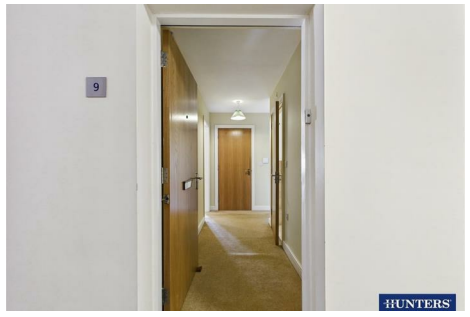
- Two Double Bedroom Apartment
- Generous Lounge Diner
- Allocated Secure Parking
- Balcony With Stunning Views
- EPC B
- Walking Distance To Town Centre
- No Chain
- Elevator Available
- Second Floor Apartment
- Council Tax C

Tel: 01539 816399

Beezon Road

Kendal, LA9 6EQ

Guide Price £245,000



Discover this spacious two-bedroom apartment, offered with no onward chain, within the well-regarded, Kentgate Place development by respected local builders Russell Armer Homes. Perfectly positioned in the heart of Kendal, this vibrant market town home is within easy walking distance of the town centre, while enjoying the added bonus of a balcony with stunning views across the hills.

The property comprises a spacious open-plan kitchen diner, two double bedrooms, and two bathrooms, including a modern ensuite. Further benefits include a private balcony and an allocated parking space.

Kendal lies in the South Lakeland area of Cumbria, around 8 miles from Lake Windermere. The town is built along the River Kent, with surrounding rolling hills and countryside. Its location makes it popular with visitors exploring both the Lake District and the Yorkshire Dales.

The town centre of Kendal is perfect for shopping and dining with a mixture of high street foods such as traditional pubs and cafes with independent boutique and specialist outdoor shops. For leisure and outdoor pursuits there are much to offer with the walking and hiking routes nearby the national parks, cycling/mountain biking trails with the lakes such as Windermere close by to do fell running or water spots. The town hots an international recognised Kendal Mountain Festival which celebrates adventure sports, film and outdoor culture.

Tel: 01539 816399

Entrance Hallway

Upon entering, the apartment immediately impresses with a warm and welcoming entrance hall. Directly ahead is a handy storage cupboard ideal for coats, shoes and everyday essentials.

Open Plan Kitchen And Living Room

To the left of the hallway, you are welcomed into a bright open-plan living and kitchen area. The living space is generously proportioned, offering ample room for a range of furniture layouts, and is enhanced by two large windows that fill the room with natural light. A glazed door opens onto a sheltered balcony with composite decking, creating an ideal spot to relax and enjoy the outlook year round. Please note some rooms do contain virtual staging.

The kitchen is fitted with a range of white wall, base and drawer units complimented by attractive tiled flooring and worktops with an inset stainless steel sink. Integrated appliances include a four ring electric hob, stainless steel oven and microwave, dishwasher, fridge/freezer and a fitted washing machine.

Master Bedroom

The master bedroom is a well-proportioned double room, offering ample space for a bed and additional furniture. It benefits from a mirrored double fitted wardrobe providing excellent storage, along with windows to the front elevation enjoying an outlook towards the balcony which isa on the front elevation of the property.

Ensuite

Accessed from the master bedroom, the ensuite is fitted with a modern three-piece suite comprising a hand wash basin, WC, and a shower cubicle with a glazed door. Finished with part tiled walls and flooring and benefits from a heated towel rail.

Bedroom Two

Bedroom Two is a double room offering ample space for a bed and additional furniture. It benefits from a mirrored fitted wardrobe providing great storage, along with windows to the front elevation enjoying an outlook towards the balcony which is on the front elevation of the property.

Bathroom

The main bathroom is fitted with a modern three-piece suite, comprising a hand wash basin, panelled bath with a hand held shower attachment, and a WC. It is finished with part tiled walls and flooring, and further benefits from a heated towel rail and a wall mounted mirror.

Balcony

The apartment also boasts an attractive, sheltered balcony with lovely views towards the surrounding fells, a perfect spot to enjoy your morning coffee in comfort.

Parking

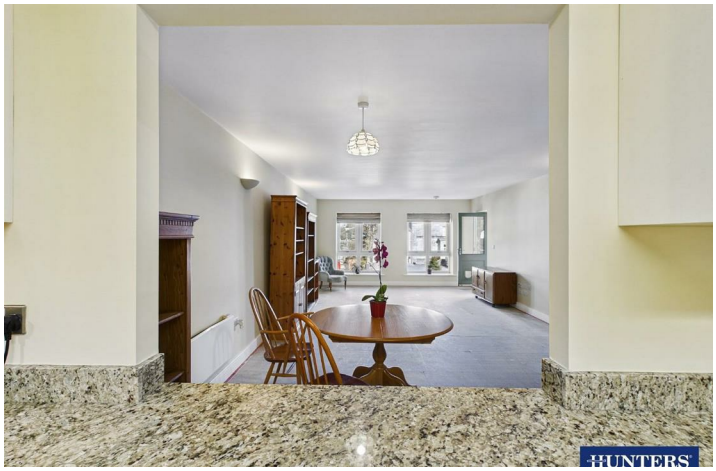
There is an allocated parking space for one vehicle.

AML Disclosure

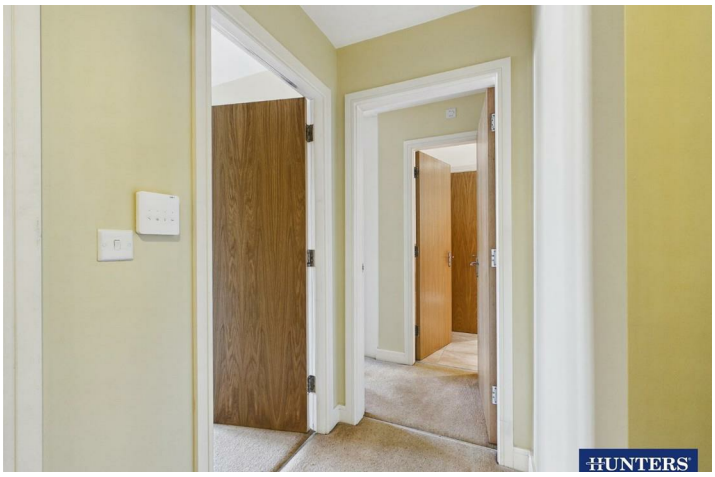
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

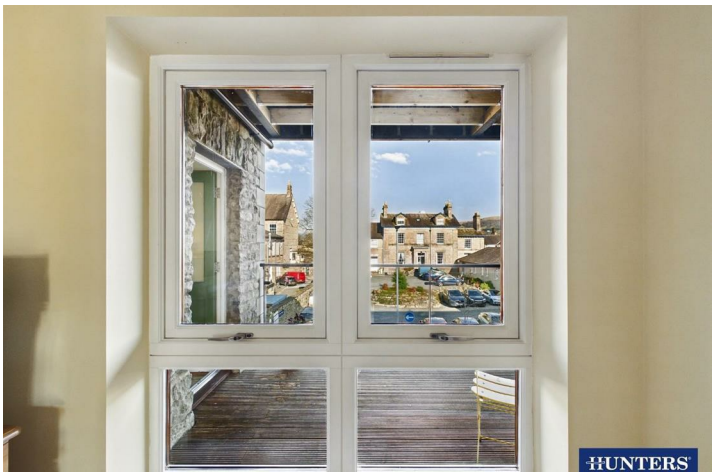
Floorplan

Balcony
17'3" x 8'0"
5.26 x 2.46 m
Open Plane Kitchen/ Living Room
14'8" x 32'10"
4.47 x 10.02 m
Bedroom Two
8'5" x 13'2"
2.59 x 4.03 m
Master Bedroom
10'5" x 13'5"
3.19 x 4.10 m
Bathroom
6'8" x 8'1"
2.04 x 2.47 m
Ensuite
6'9" x 12'2"
2.06 x 3.71 m
Hallway
4'3" x 12'0"
1.31 x 3.68 m
N
E
W
S
HUNTERS
HERE TO GET you THERE
Approximate total area(1)
1021 ft²
94.7 m²
Balconies and terraces
138 ft²
12.8 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.
GIRAFFE360

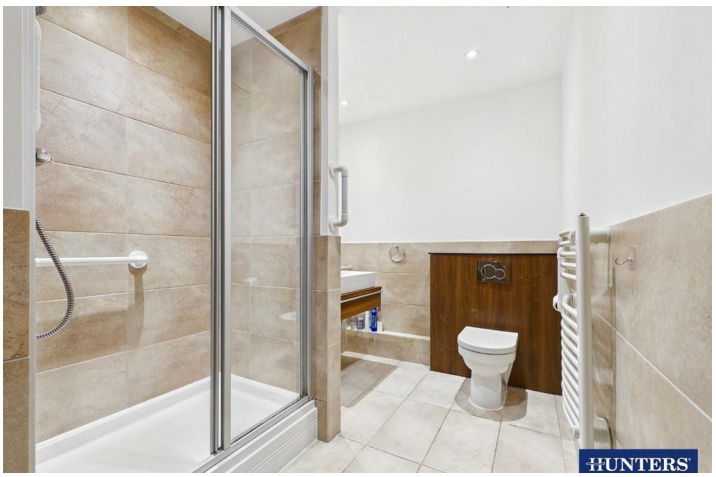


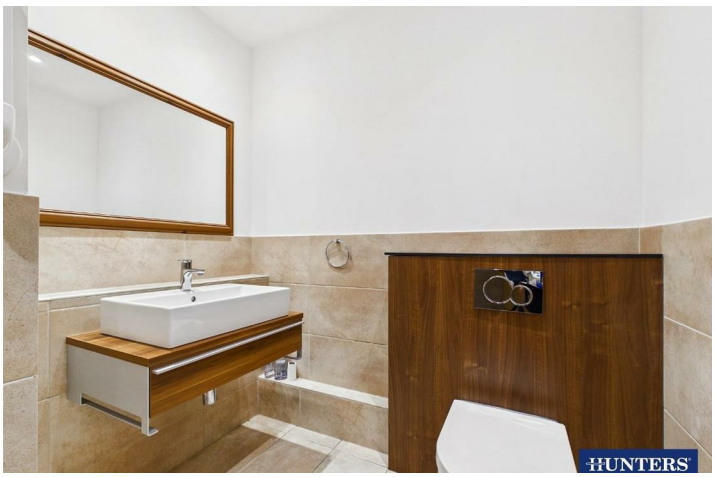
HUNTERS

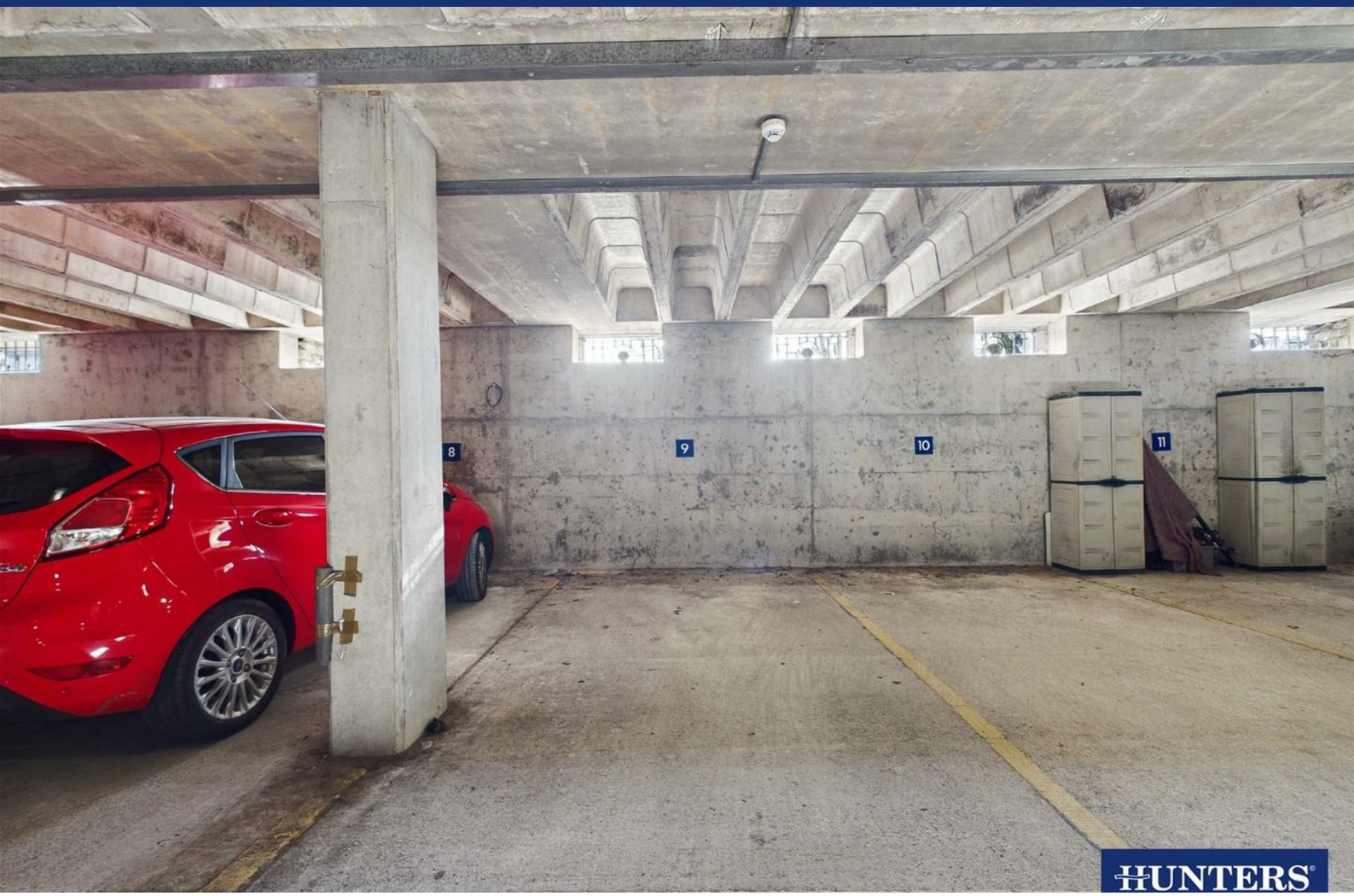

HUNTERS


HUNTERS

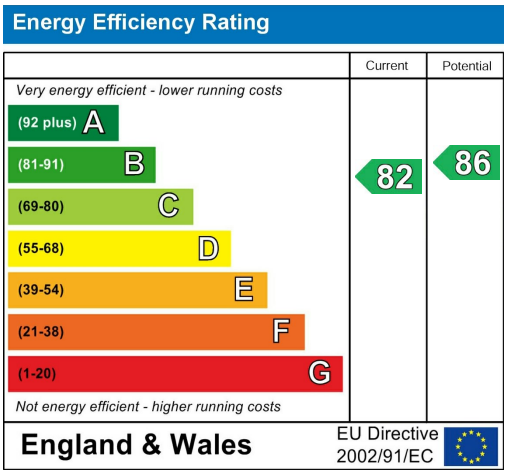
HUNTERS

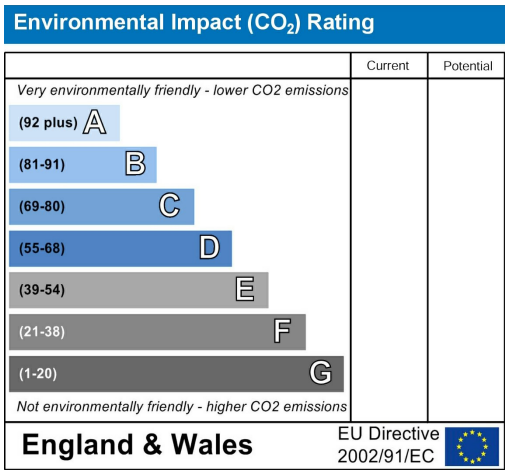

HUNTERS


HUNTERS



Energy Efficiency Graph

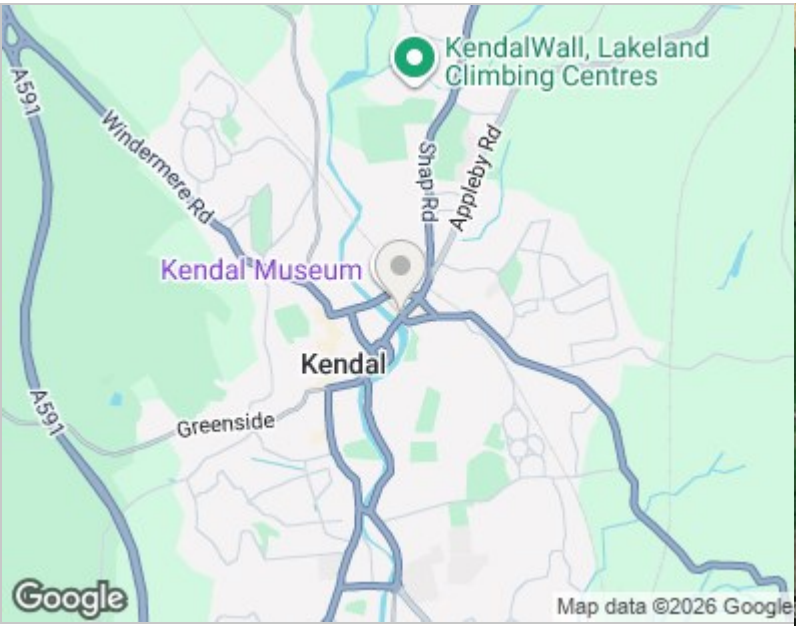




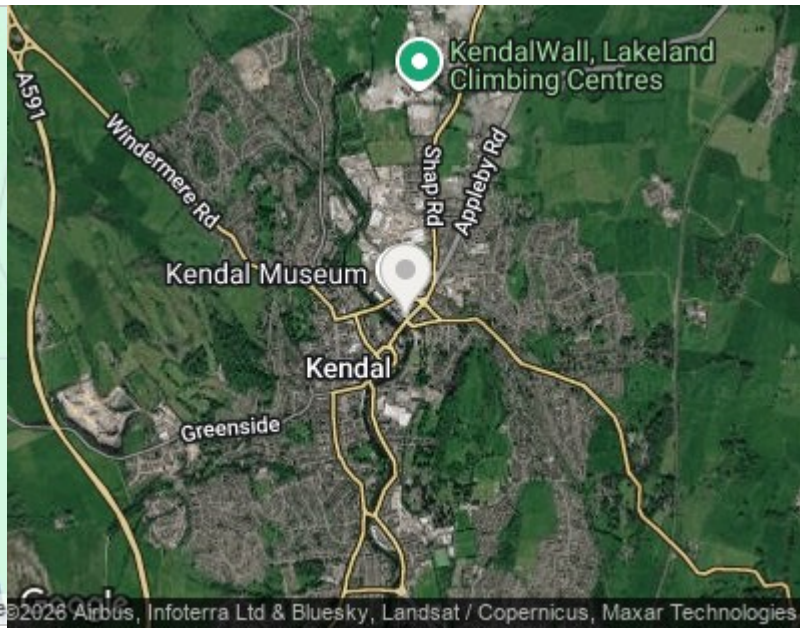
Viewing

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



HUNTERS®

HERE TO GET *you* THERE

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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
https://www.hunters.com

The Property Ombudsman