



## Stramongate

Kendal, LA9 4BD

Guide Price £320,000



- Elegant Three Bed/Two Bathroom Apartment
- Great Town Centre Location
- Luxury Bathroom
- Georgian Period Features in a Modernised Building
- Ideal Main Residence or Holiday Home

- First Floor, with Intercom Access
- Quality Fitted and Equipped Dining Kitchen
- Master Bedroom Ensuite
- Many Furnishings to be Included in the Sale
- Business Rated (Council Tax Exempt)

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This is the sale of an exquisite, three bedroom apartment located on Stramongate on the fringes of the town centre. Located on the first floor with accommodation spanning 116 square metres, this spacious apartment is one of three in the building, with a restaurant on the ground level. The building was rebuilt in a Georgian style using modern building methods in 2012, winning a design award, and enjoys modern standards of insulation and soundproofing. The front facade of the original building is Grade II listed.

Internally you will find high ceilings and decorative covings, large room settings and wonderful internal light pouring in through large shuttered windows. The kitchen diner has quality cabinets and appliances, the bathrooms each have a feel of luxury and the high specification feel is further enhanced by decorative column radiators, oak doors, and a rich dark hardwood floor that flows through all the rooms.

The list of accommodation comprises of; communal entrance hall and stairs with secure intercom access, a large ground floor storage cupboard ideal for storing away bikes or prams, whilst in the apartment there is an entrance hall, living room, dining kitchen, three bedrooms with the master being ensuite, and a sumptuous bathroom. There are multiple storage solutions in the property and it is fully double glazed and has gas central heating. The home is also alarmed and has mains wired smoke and fire alarms.

Stramongate sits in the heart of Kendal, with a characterful and increasingly pedestrian-friendly route into the town centre, with a superb range of independent shops on the doorstep along with a wide choice of bars, restaurants, cafés, and bakeries. For commuters, Kendal railway station (on the Lakes Line) is close to the centre, with connections to Oxenholme and onto the mainline links further afield. An ideal main residence or second home with many of the fixtures and fittings included in the sale.

## Communal Entrance and Stairs

The building is accessed from the side of the building via a secure entry system with intercom. Inside you will find a lockable storage cupboard on the ground floor and steps that rise to the first floor and the front door of the apartment.

## Entrance Hall

On entering the apartment you step into a welcoming entrance hall which provide access to all the accommodation. You immediately get a sense of the quality of the interior with your eyes drawn to the engineered oak internal doors and the rich Karndean floor that runs through the whole property. There is no shortage of storage in the property, with three large walk in cupboards and the same number of top boxes providing plenty of space to hang coats, kick off shoes, and store away household items. The Vaillant gas fired boiler is housed in one of the spaces and there is room enough for a laundry area housing a washing machine and plumbing, dryer, and hanging space.

## Living Room

The living room has high ceilings and ornate coving, a recessed shelving niche with cupboards under, and plenty of space for sofas and chairs. A grand tall shuttered window allows light to flood in from the front south facing elevation and further light is borrowed from the opening to the dining kitchen. A modern floating media wall provides further storage and a stylish framing for a wall mounted TV.

## Dining Kitchen

The kitchen/diner has a lovely ambience with quality kitchen cabinets and plenty of space to dine. The room is full of natural light with another large shuttered window to the front elevation and with a charming window seat and views over the front street scene. The wall cabinets include a plate rack and glass fronted display cabinets, as well as a decorative valance over the gas range. The base units are topped with a quality marbled stone surfaces, with upstands and attractive tiling to the splash backs. Integral appliances include a stainless steel gas range with double ovens, a stylish Belfast sink with routed drainage groves either side, a built-in tall fridge and freezer, and a dishwasher. There is plenty of space for a family sized dining table and chairs making this a relaxing place to dine with family and friends. Bi-folding oak doors can be pulled back to create a highly social space linking with the kitchen with living room, or more private dining the doors can be closed.

## Master Bedroom

The master bedroom has plenty of space for a large

double bed and freestanding wardrobes, chest of draws, dressing table and bedside cabinets. In addition you will find a large built in wardrobe with hanging and shelving space. Light is provided by a shuttered window to the side elevation.

## Ensuite

Comprising of a walk in shower cubicle with thermostatic valve control, a wash-hand basin set on a chrome stand and towel rail, a low level WC, and a heated towel rail. The splash areas are tiled with a micro metro tile and there is a mirror fronted medicine cabinet.

## Bedroom Two

Bedroom Two has a street facing window and there is space for a double bed and wardrobe.

## Bedroom Three

The third room has a rearward facing window and there is plenty of built in storage with hanging and shelving units.

## Bathroom

This luxury bathroom is fitted in the traditional style with a free-standing roll top bath, a wash-hand basin set on a victorian style chrome frame with towel rail, walk-in shower cubicle with thermostatic control, and a low level WC. Ornate metro tiles cover the half elevations and splash areas, wall mounted glass shelves provide a place to store fresh towels and a tall heated ladder rail sits behind the oak door for drying.

## Agent's Note - Business Rates

The property has been used as a successful holiday let since 2019 and is registered for business rates as a self catering holiday unit and premises, rather than Council Tax. It is currently rated at £2,500 per annum and this is predicted to rise to the region of £3,100 per annum from April 2026. The threshold qualifies for small business relief and in practice it means there is zero to pay.

## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

## Parking

Although there is no allocated parking for the apartment, there is on street disc and time limited free parking available during the day, and it is free from the early evening through to the morning, with many zones being free at weekends.

# Floorplan

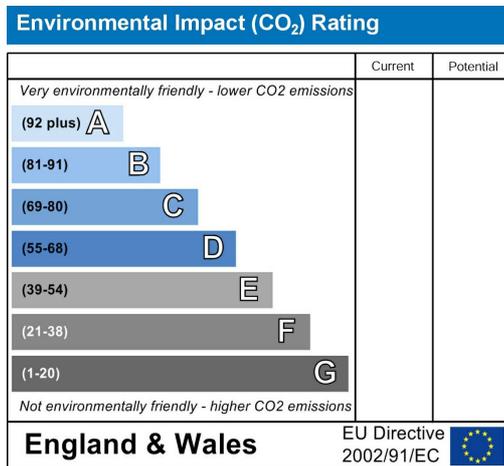
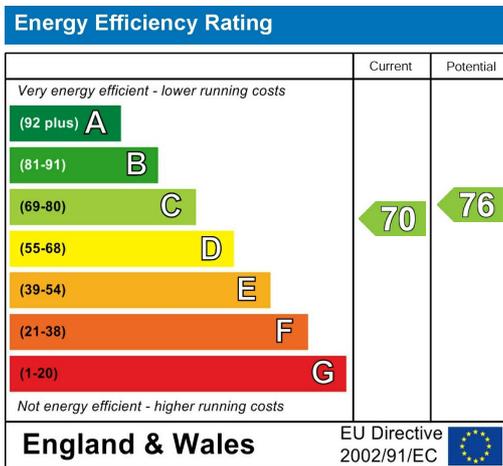






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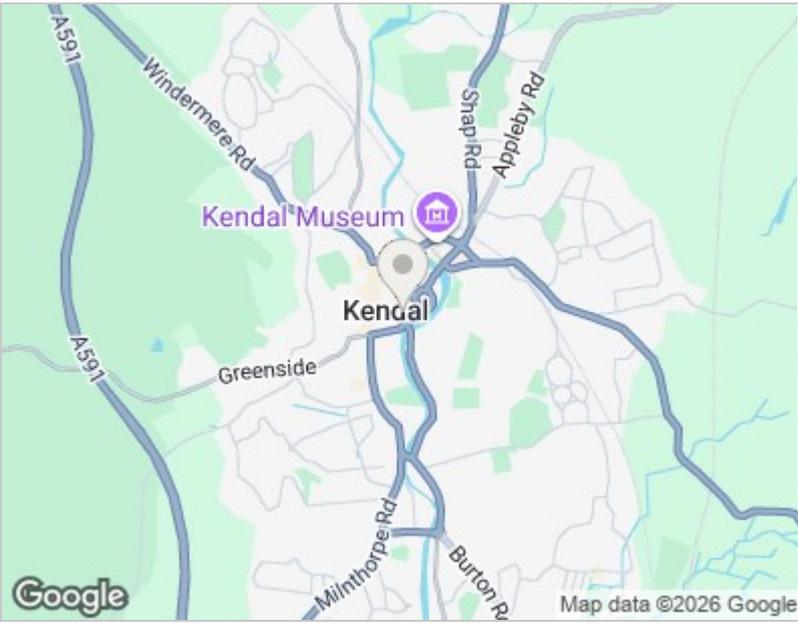
### Energy Efficiency Graph



### 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





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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