



7 Kings Arms Croft, Kendal
£275,000



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Presenting a delightful opportunity to acquire a stylish abode in the heart of the market town of Kendal, this apartment offers a comfortable and contemporary living space perfectly suited for modern lifestyles. Nestled within a well-maintained residential development, this property boasts modern facilities including electric heating and double glazing and being conveniently located with all the local amenities on the doorstep and great transport links including Oxenholme railway station and the M6. The apartment is situated on the first floor, affording a pleasant outlook and far-reaching views across the town.

Upon entry, you welcomed into the hallway offering access to all the rooms, there is a spacious open-plan living area with the modern fitted kitchen having Silestone worktop and integrated appliances including fridge, dishwasher, electric oven and hob . This well-designed space exudes a sense of modernity and functionality, ideal for both every-day living and entertaining. Featuring a balcony, this apartment brings the outdoors in, allowing for plenty of natural light and an airy ambience throughout.

The accommodation comprises three double bedrooms, one with fitted wardrobes which could easily be removed to create a larger bedroom. The main bedroom benefits from an en suite shower room, providing a touch of luxury and convenience. There is a second balcony accessed via French doors from one of the bedrooms and a light and airy bathroom.

In addition to the attractive interior, this apartment also comes with the added benefit of an allocated parking space and is entitled to apply for a free resident parking permit from Westmorland and Furness Council. The property has communal patio gardens with room for a bench, providing a tranquil outdoor area for residents to enjoy some fresh air and relaxation.

This apartment presents a ready-to-move-in opportunity for potential buyers seeking a low maintenance home with a blend of comfort, style, and convenience in the town. Ideal for those looking for a modern living space with a touch of luxury, this property is a must-see for discerning buyers seeking a harmonious living environment.

- Situated within a pleasant residential development
- Open plan kitchen, diner and sitting room
- Three good sized double bedrooms
- En suite shower room and house bathroom
- Immaculately presented and well maintained
- Double glazing and electric heating
- First floor apartment with pleasant outlook across the town
- Centrally located with good access to the market town facilities
- Allocated parking space for one, visitors parking permit available
- Two balconies and communal paved courtyard





HALLWAY

22' 11" x 4' 1" (6.99m x 1.24m)

Both max

OPEN PLAN LIVING AREA

26' 1" x 13' 4" (7.95m x 4.06m)

BEDROOM

15' 4" x 11' 2" (4.67m x 3.40m)

EN SUITE

8' 10" x 4' 7" (2.70m x 1.40m)

Both max

BATHROOM

6' 8" x 7' 10" (2.03m x 2.40m)

BEDROOM

11' 2" x 10' 6" (3.40m x 3.20m)

BEDROOM

10' 10" x 6' 7" (3.30m x 2.00m)



SERVICES

Mains water, drainage and electric.

COUNCIL TAX BAND D

EPC Rating D

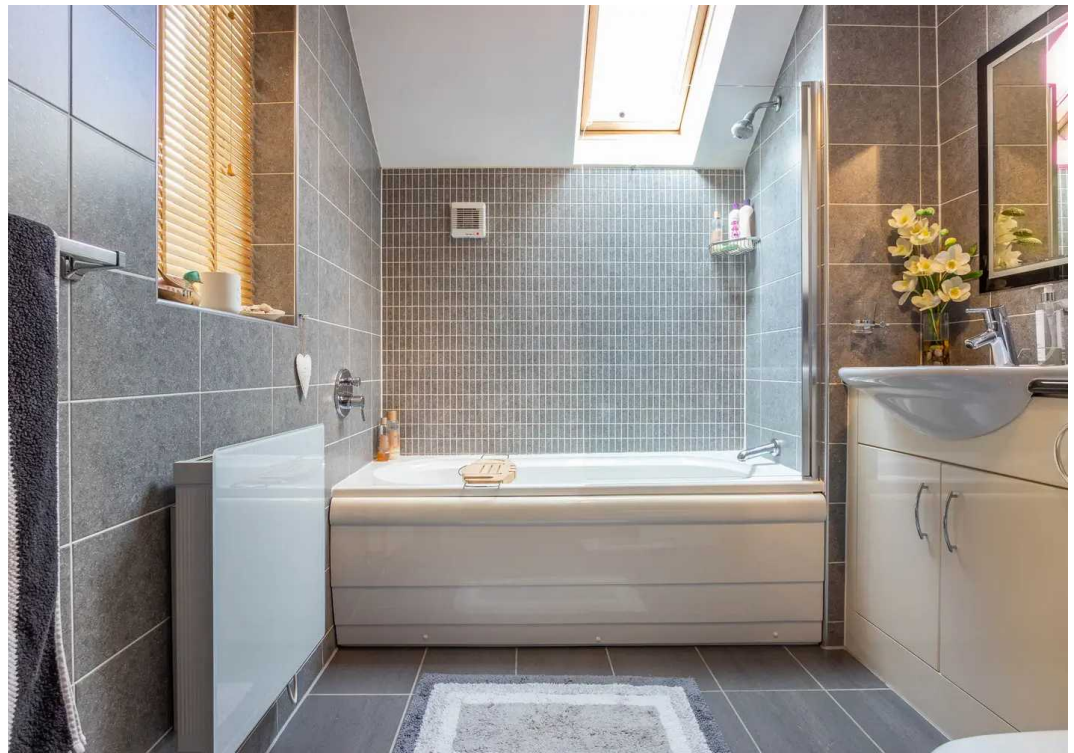
DIRECTIONS

From the Town Hall walk up to The Black Swan and turn right on to Low Fellside, turn right in to Booths carpark and the parking space is immediately on the left. To reach the apartment continue on foot on to Low Fellside and Kings Arms Croft is located on the right. WHAT3WORDS:

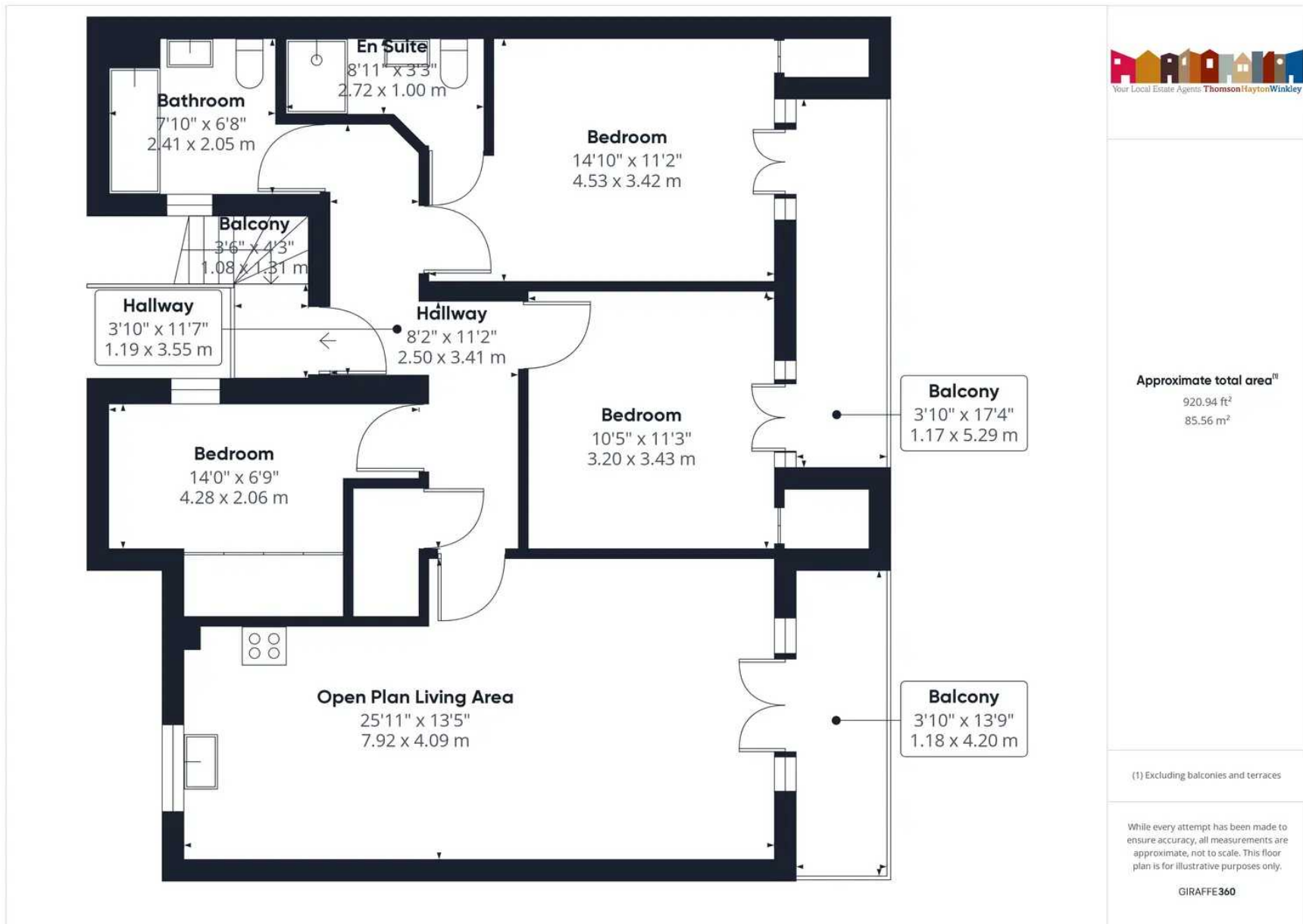
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TENURE: Leasehold









THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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