



Flat 11, Weavers Court Queen Katherine Street, Kendal  
£192,250



## Flat 11

Weavers Court Queen Katherine Street

A well presented ground floor flat centrally located within Kendal convenient for the amenities available in and around the market town and offering easy access to both the Lake District National Park and the Yorkshire Dales National Parks with road links to the M6 motorway.

Nestled in a prime location just a stone's throw away from the centre of town, this second-floor apartment offers a perfect blend of comfort and convenience. The residence boasts a spacious sitting room with views of the picturesque River Kent. Throughout the property, electric ceiling heating ensures warmth and comfort, while the light and airy kitchen with dining space is ideal for cooking enthusiasts. Road links to the M6 Motorway are easily accessible, offering seamless connectivity to nearby areas. The two double bedrooms provide generous accommodation, with the principle bedroom featuring an en-suite bathroom. A three-piece bathroom complements the living spaces. Residents of this property also benefit from allocated parking at the rear, ensuring ease and convenience for every-day living. The property is ideally situated for those yearning to explore the natural beauty of the Lake District National Park, offering endless opportunities for outdoor adventures amidst stunning landscapes.

- Second floor apartment
- Easy access to the centre of town
- Sitting room with views of the River Kent
- Electric ceiling heating throughout
- Light and airy kitchen with dining space
- Road links to the M6 Motorway
- Two double bedrooms with the principle bedroom having an en-suite bathroom
- Allocated parking at the rear
- Three piece bathroom
- Access to the rest of the Lake District National Park

#### EPC RATING D

#### SERVICES

Mains electric, mains water, mains drainage

#### COUNCIL TAX: BAND D

#### TENURE: LEASEHOLD

#### DIRECTIONS

From the Kendal office follow the Sandes Avenue road and take a right onto Blackhall Road. Carry on down the road and take a left on the lights onto the A65, follow the road round then go over Miller Bridge and onto Aynam road. Take a left onto Queen Katherine Street followed by a left into Weavers Court.

**WHAT3WORDS:** [bottom.skills.care](#)

#### ENTRANCE HALL

13' 5" x 4' 11" (4.08m x 1.51m)

#### SITTING ROOM

14' 7" x 10' 2" (4.44m x 3.10m)

#### KITCHEN

10' 4" x 9' 0" (3.15m x 2.75m)

#### BEDROOM

13' 6" x 8' 3" (4.12m x 2.51m)

#### EN-SUITE

8' 8" x 5' 5" (2.63m x 1.64m)

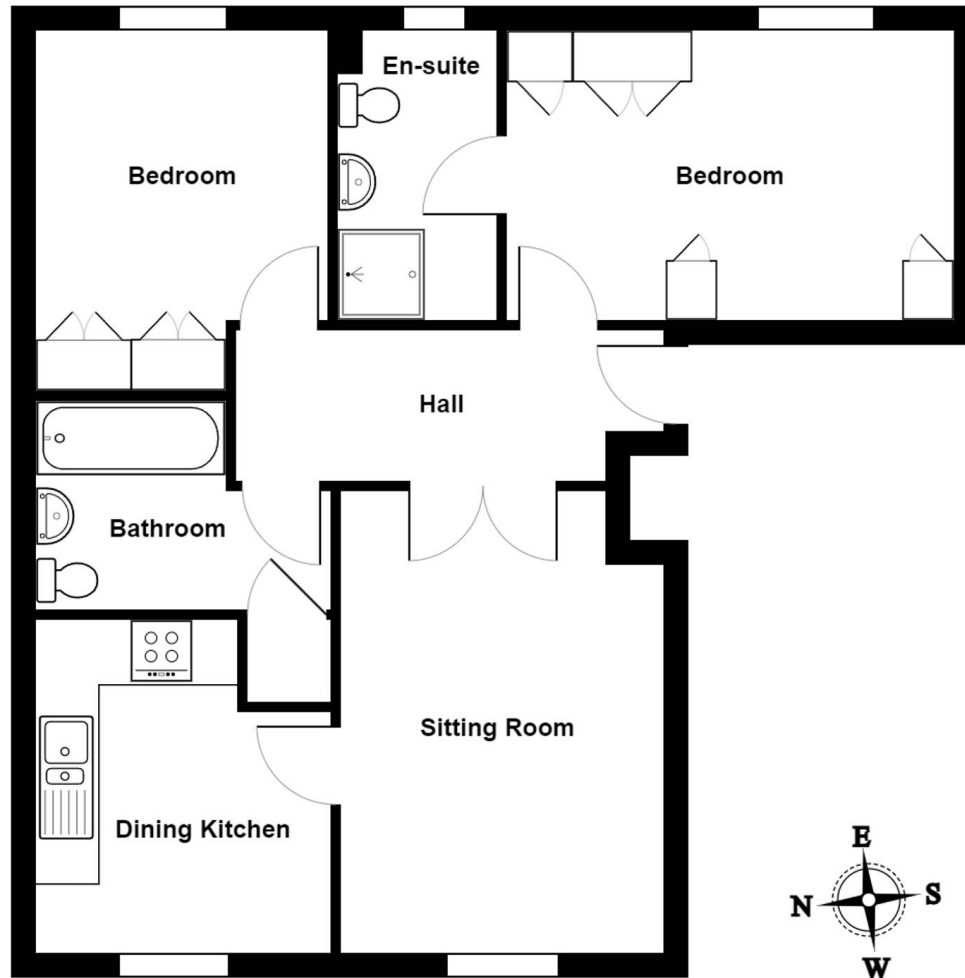
#### BEDROOM

9' 1" x 8' 11" (2.77m x 2.73m)

#### BATHROOM

9' 0" x 6' 11" (2.75m x 2.11m)





### Second Floor

11 Weavers Court, Queen Katherine Street, Kendal

Total Area: 60.9 m<sup>2</sup> ... 655 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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