



35 Lowther Park, Kendal

In Excess of £150,000





35 Lowther Park

Kendal, Kendal

A well proportioned ground floor apartment situated in a popular residential cul-de-sac location within the market town of Kendal conveniently placed for the amenities in and around the town and within easy reach of the mainline railway station at Oxenholme , the Lake District and Yorkshire Dales National Parks and road links to the M6.

This property offers a delightful combination of convenience and tranquillity, being a ground floor apartment located just a short stroll away from both Kendal Castle and the town centre. Boasting a sitting room with dining space, this home is perfect for entertaining guests or enjoying quiet family meals. The abundance of natural light that floods through the double-glazed windows enhances the cosy atmosphere of this residence, while the gas central heating ensures warmth and comfort throughout the year. The kitchen is a bright and airy space, ideal for whipping up delicious meals, and the two double bedrooms provide ample space for rest and relaxation. The convenience of a walk-in wet room and off-street parking adds to the practicality of this property, offering ease and comfort for its lucky inhabitants. With easy access to the M6 Motorway and the stunning Lake District National Park, this home is a perfect retreat for those seeking a blend of urban amenities and natural beauty.

The property has gardens both to the front and rear that provides a sense relaxation and recreation. The rear garden features a lawn bordered by hedges, offering privacy and a peaceful ambience for outdoor activities. A patio seating area adds a touch of elegance and is perfect for enjoying al fresco dining. The front of the property also boasts a paved patio seating area, providing even more options for outdoor entertainment and enjoyment. With space for potted plants and garden furniture, these outdoor areas invite residents to immerse themselves in the beauty of nature right at their doorstep.

- Ground floor apartment
- Short walk to Kendal Castle and the town centre
- Sitting room which has dining space
- Double glazing and gas central heating
- Light and airy kitchen
- Easy access to the M6 Motorway and the Lake District National Park
- Two double bedrooms
- Gardens to the rear and front
- Walk in wet room
- Off street parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND A

TENURE: LEASEHOLD

DIRECTIONS

From Kendal proceed south on the A65 and turn left at K Village into Parkside Road. Continue past the football and cricket grounds and under the railway bridge. Turn left into Larch Grove and take the second turning on the left then immediately right into Lowther Park. Number 35 is located at the head of the cul-de-sac on the right.

WHAT3WORDS: chop.drip.title





GROUND FLOOR

ENTRANCE HALL

11' 2" x 4' 3" (3.40m x 1.29m)

SITTING ROOM

16' 10" x 9' 0" (5.14m x 2.74m)

KITCHEN

8' 0" x 7' 3" (2.44m x 2.20m)

BEDROOM

13' 7" x 9' 7" (4.15m x 2.93m)

BEDROOM

9' 1" x 8' 1" (2.76m x 2.47m)

BATHROOM

7' 11" x 6' 2" (2.42m x 1.89m)











Approximate total area⁽¹⁾

523.87 ft²

48.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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