



37 Websters Yard Highgate, Kendal  
£62,500



## 37 Websters Yard Highgate

Kendal

A well proportioned first floor apartment located in this popular retirement complex specifically designed for persons over the age of 55 and is centrally situated in the market town of Kendal with the shops and amenities all within easy walking distance.

Nestled in the heart of the picturesque town of Kendal, this first floor apartment offers a comfortable living experience. Boasting a bright and airy south-facing sitting room with a charming Juliet balcony, this property is bathed in natural light, creating a warm and inviting ambience throughout the living space.

The accommodation comprises a well-proportioned double bedroom, ideal for relaxation and rest. The apartment's three-piece suite bathroom is a added benefit with easy accessibility. The residence features double glazing throughout, ensuring a peaceful environment and enhancing energy efficiency. Residents can enjoy the convenience of lift access, making every-day living more accessible and hassle-free.

Additionally, the property benefits from access to a residents' lounge and laundry facilities, fostering a sense of community and offering practical amenities for every-day living. Situated in a prime location, this property offers easy access to local transport services, providing seamless connections to nearby amenities and attractions.

In summary, this first floor apartment presents a rare opportunity to a well-appointed residence in a highly sought-after location. Don't miss the chance to make this apartment your new home and experience the best of Kendal living. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer.

- First floor apartment
- Double glazing throughout
- South facing sitting room with Juliet balcony
- In the heart of Kendal
- One double bedroom
- Lift access
- Three piece suite bathroom
- Residents lounge and laundry
- Easy access to local transport services
- Road links to the M6 Motorway and the Lake District National Park

#### 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 C

#### SERVICES

Mains electric, mains water, mains drainage

#### COUNCIL TAX: BAND A

#### TENURE: LEASEHOLD

#### DIRECTIONS

From Kendal Town Hall continue south down Highgate finding the entrance to the Websters Yard Development on the right through the wrought iron gates. Proceed on the ground floor to the central lobby and take the staircase or lift to the first floor. With the entrance to number 37 being situated to the rear of the complex on the left hand side.

WHAT3WORDS: slippy.clip.front





## FIRST FLOOR

### ENTRANCE HALL

8' 7" x 6' 2" (2.62m x 1.89m)

### SITTING ROOM

13' 1" x 10' 10" (3.98m x 3.29m)

### KITCHEN

7' 3" x 6' 0" (2.21m x 1.84m)

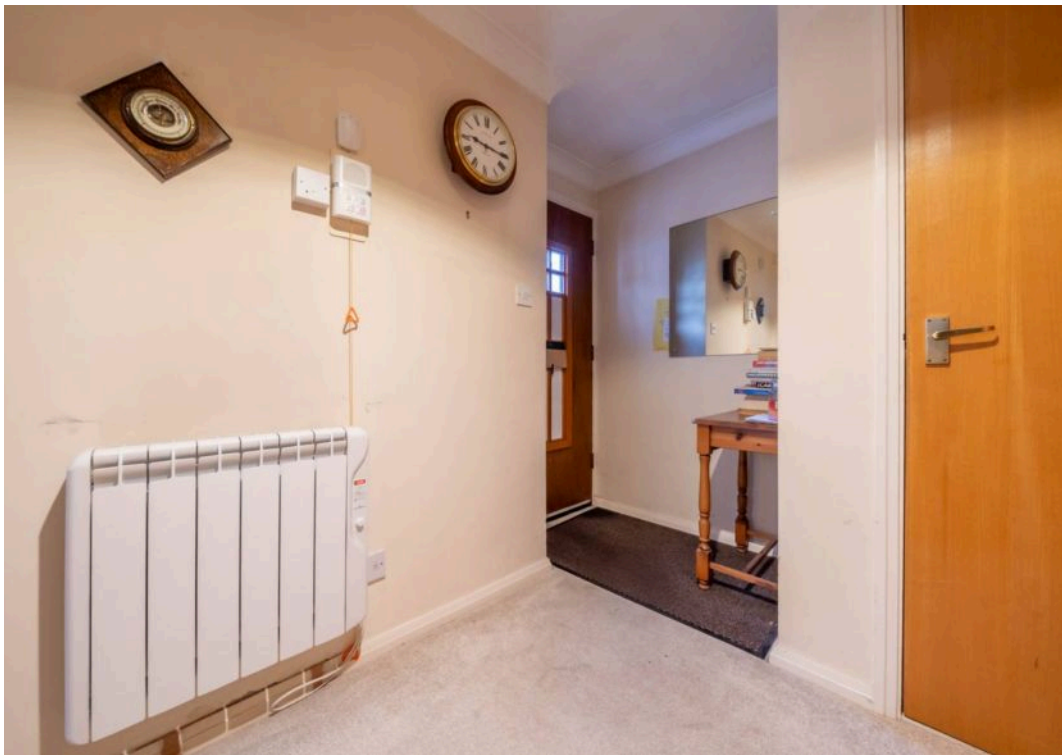
### BEDROOM

14' 3" x 8' 4" (4.34m x 2.53m)

### BATHROOM

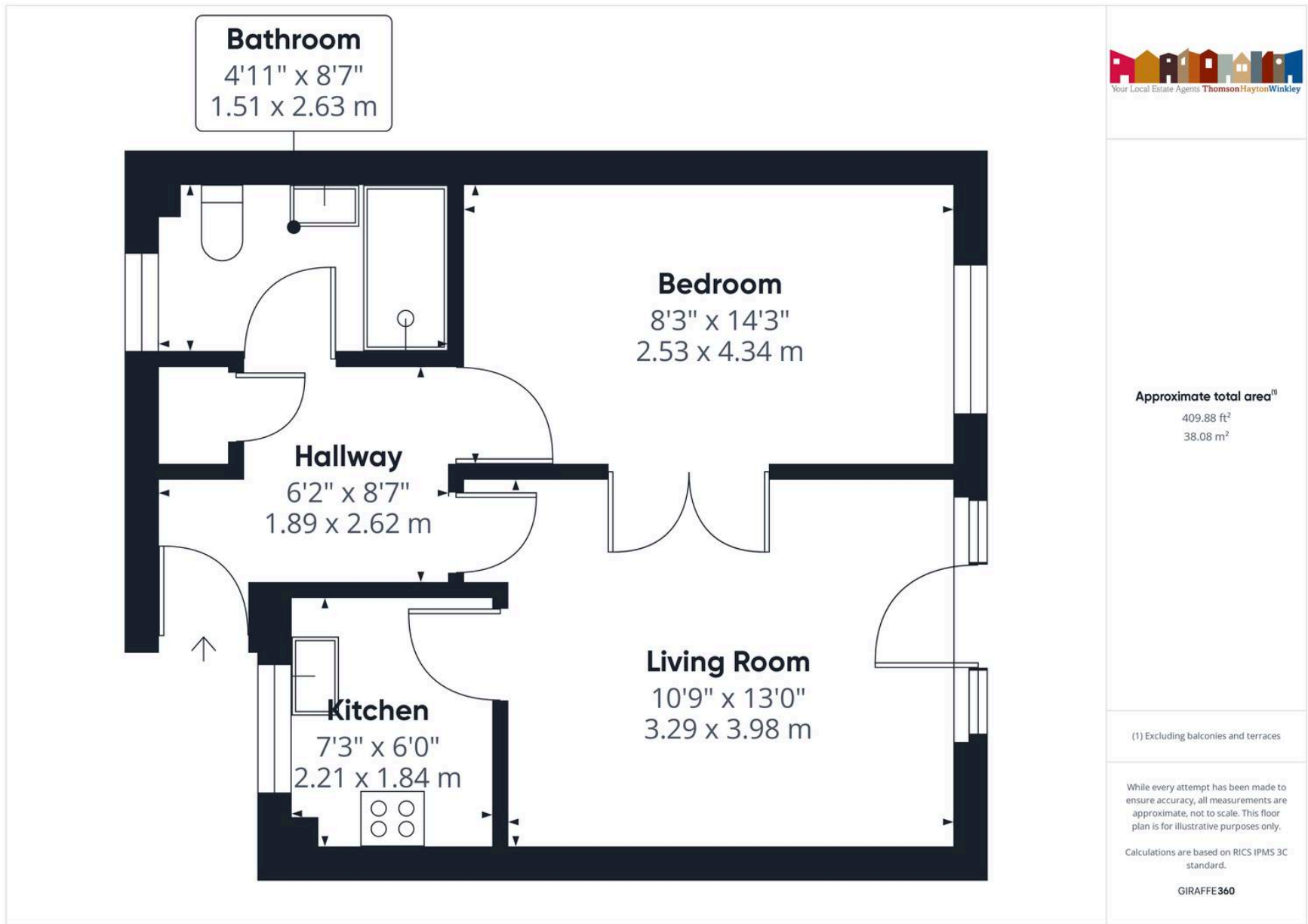
8' 8" x 4' 11" (2.63m x 1.51m)











## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

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