



Apt 1, 112 Highgate, Kendal
£240,000



Apartment 1

Kendal

A fabulous, well proportioned luxury apartment centrally located for the many amenities available both in and around the market town of Kendal. The town offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

Nestled in the heart of the vibrant market town of Kendal, this 2-bedroom apartment offers a perfect blend of modern convenience and charming character. Situated on the first floor, this property has been meticulously renovated by its current owner, boasting a substantial sitting room which connects to the kitchen dining area and also has balcony access, flooding the space with natural light and providing a tranquil spot to unwind. The modern kitchen is equipped with integrated appliances, offering a functional yet stylish space for culinary enthusiasts. Double glazing and gas central heating ensure comfort and energy efficiency throughout. The two double bedrooms provide ample accommodation, with the main bedroom featuring an en-suite bathroom for added privacy and convenience. Additionally, a modern three-piece suite bathroom serves the property's residents and guests alike. This apartment also features allocated parking to the rear, ensuring a stress-free parking experience in this bustling town. Moreover, the property has been successfully run as an AirBnB by the current owner, making it an ideal investment opportunity for those looking to profit from the thriving tourism industry in Kendal.

- Charming first floor apartment
- Fully renovated by the current owner
- Substantial sitting room with balcony access
- In the heart of the market town of Kendal
- Modern kitchen with integrated appliances
- Double glazing and gas central heating
- Two double bedrooms with the main bedroom having an en-suite bathroom
- Allocated parking to the rear
- Modern three piece suite bathroom
- Run as a successful AirBnB by the current owner

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 B

DIRECTIONS

From the Kendal office take a right and walk through the centre of the main market town walking towards the Brewery Arts Centre. Once passed the office of Milne Moser you will find 112 Highgate on the right.

WHAT3WORDS:signal.solved.cook





FIRST FLOOR

SITTING ROOM

20' 2" x 12' 3" (6.15m x 3.74m)

KITCHEN

16' 7" x 12' 0" (5.05m x 3.66m)

INNER HALLWAY

15' 9" x 4' 0" (4.80m x 1.23m)

BEDROOM

15' 0" x 13' 6" (4.57m x 4.12m)

EN-SUITE

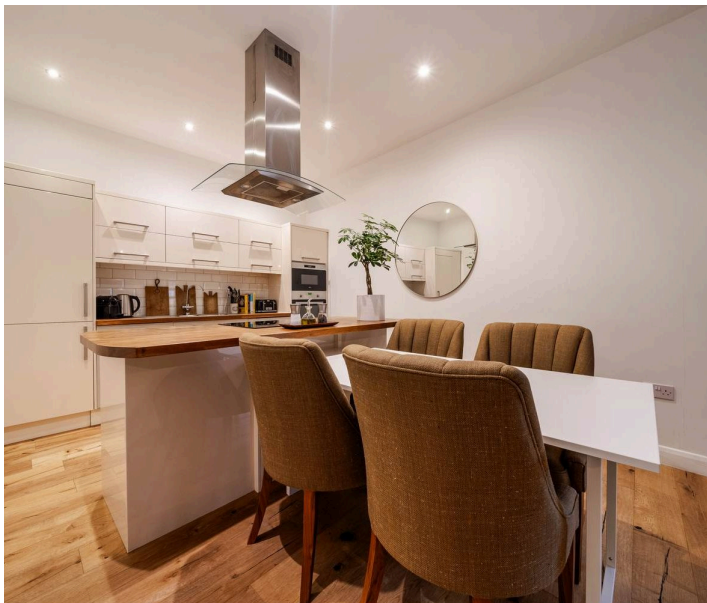
10' 4" x 4' 0" (3.16m x 1.21m)

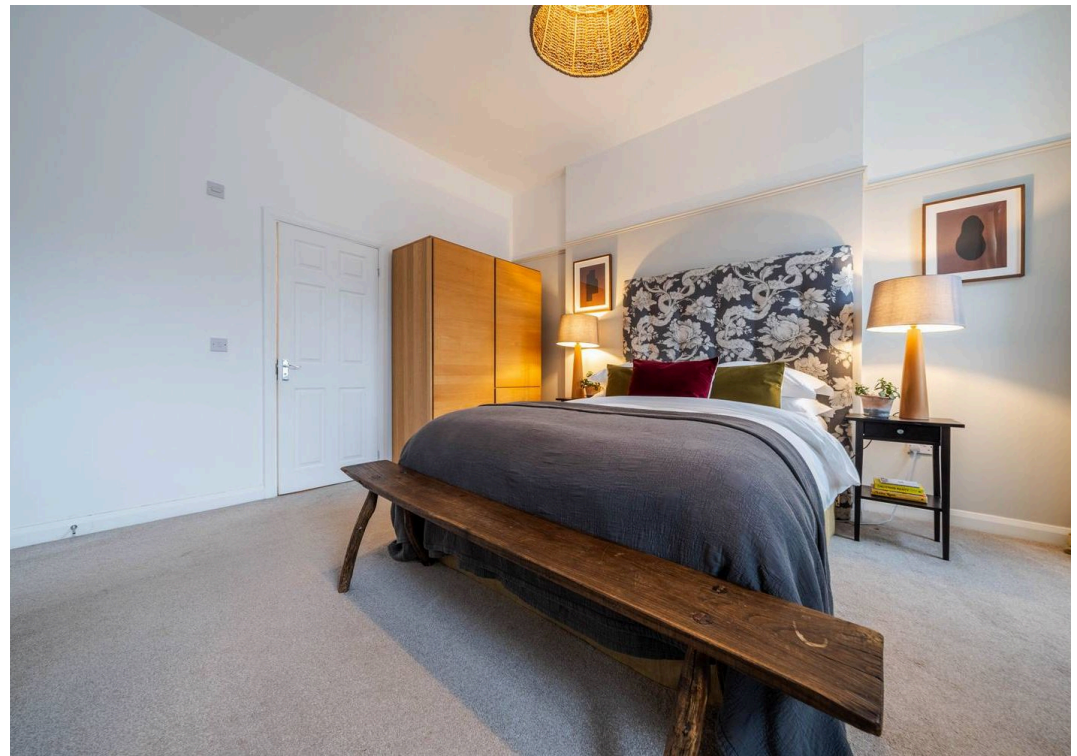
BEDROOM

10' 7" x 8' 6" (3.22m x 2.59m)

BATHROOM

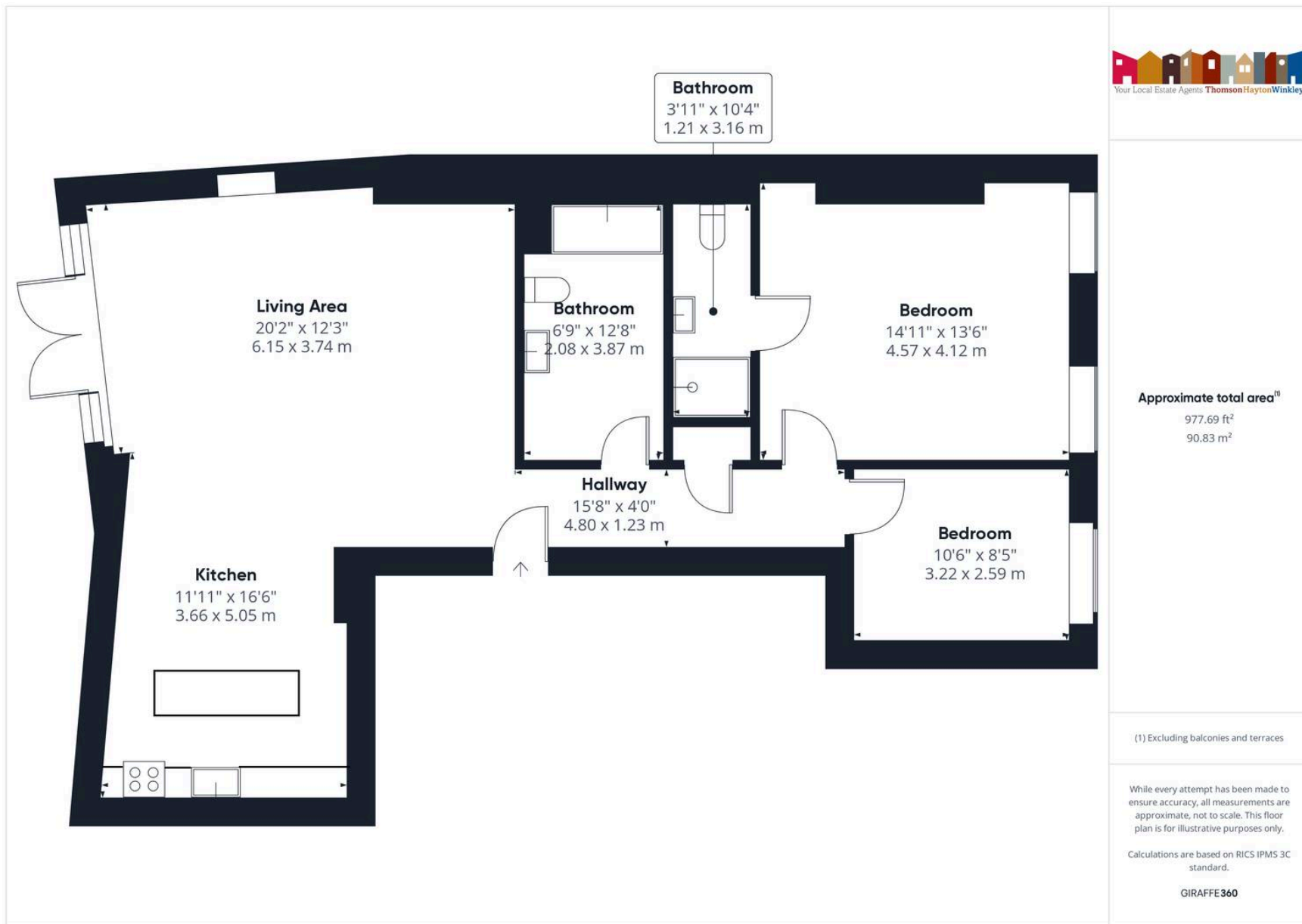
12' 8" x 6' 10" (3.87m x 2.08m)











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