



Apt 15, Kentgate Place Beeson Road, Kendal
£325,000





Apartment 15

Kentgate Place Beezon Road

A Second floor apartment situated in the Kentgate Place development built by local builders Russell Armer Limited. The development is situated in a central location convenient for the many amenities available both in and around the market town of Kendal. It is within level walking distance of the town centre and public transport services and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

This 2-bedroom apartment offers a contemporary living experience in a prime location. The property boasts double glazing and electric heating throughout, ensuring comfort and efficiency. The open plan living area features a modern kitchen, perfect for entertaining guests or enjoying a peaceful night in. The highlight of this apartment is undoubtedly the views of the river that can be enjoyed from the comfort of the balcony. The two double bedrooms provide ample space, with one benefiting from an en-suite bathroom. A three-piece suite bathroom serves the second bedroom and guests alike. For added convenience, underground secure parking is available, providing peace of mind for residents with a vehicle.

Whether you're seeking a peaceful retreat with river panoramas or a well-connected base for exploring the nearby attractions, this apartment offers a harmonious blend of modern comfort and convenience. Don't miss the opportunity to make this exceptional property your own and experience the best of riverside living.

- Second floor apartment with lift access
- Double glazing and electric heating
- Open plan living area with modern kitchen
- River views
- Two double bedrooms with one room having an en-suite
- Balcony looking out over the river
- Three piece suite bathroom
- Underground secure parking
- Road links to the M6 Motorway and the Lake District National Park
- Easy access to local transport services

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 B

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: LEASEHOLD

Lease Expiry 07/02/3007 Service Charge £2,878.00 per year Ground Rent £160.00 per year

DIRECTIONS

From Kendal town centre proceed along the A65 Sandes Avenue, crossing over the River Kent and Kentgate place can be found on the right hand side with the entrance being accessed from Beezon Road.

WHAT3WORDS: tuned.crops.fend





FIRST FLOOR

ENTRANCE HALL

18' 3" x 7' 3" (5.56m x 2.22m)

OPEN PLAN LIVING AREA

26' 9" x 14' 0" (8.15m x 4.26m)

BEDROOM

19' 3" x 10' 3" (5.87m x 3.12m)

EN-SUITE

7' 3" x 5' 9" (2.21m x 1.75m)

BEDROOM

18' 0" x 9' 7" (5.48m x 2.93m)

BATHROOM

9' 2" x 5' 8" (2.80m x 1.72m)











Second Floor

Apartment 15, Kentgate Place, Kendal

Total Area: 91.8 m² ... 988 ft² (excluding balcony)

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