

# Kendal

£210,000

Apartment 2, 112 Highgate, Kendal, Cumbria, LA9 4HE

This exceptional top floor apartment combines modern style with a highly convenient town centre location, offering a perfect balance of modern living and accessibility. Situated just off Highgate, it is only a short walk from Kendal's shops, cafes, restaurants, and local amenities, with Abbot Hall Park close by and the stunning Lake District National Park just a short journey away. Bathed in natural light and finished to a high standard, this apartment is ideal for first-time buyers, as a potential holiday let, or a lock-up-and-leave property.

## Quick Overview

- Stylish top floor apartment
- Open plan kitchen and living
- Two double bedrooms
- Modern and stylish throughout
- Rear aspect views over town
- Potential to holiday let
- Town centre location
- Allocated parking
- No upward chain
- Ultrafast broadband speed*

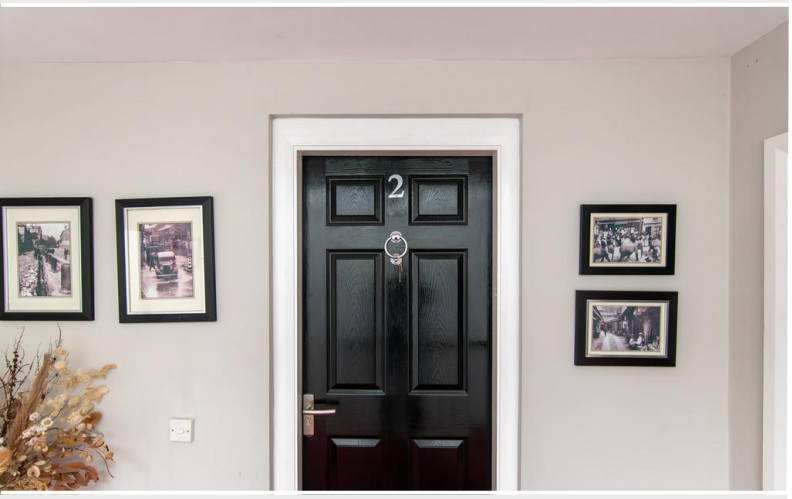
Property Reference: K7266

| 2 | 2 | 1 | C | *Ultrafast Broadband* | *Allocated Parking Space* |
|---|---|---|---|---|---|



Front External


Stairwell



Front Door


Kitchen

Access to the building is via the ground floor entrance, where a striking spiral staircase leads to the top floor and the apartment itself. Upon entering, a hallway with sleek wooden flooring guides you into the bright and airy open-plan living and kitchen space.

The living area is a contemporary, light-filled space, featuring a Juliette balcony accessed by patio doors with large rear-facing windows that frame views across the east side of Kendal. A feature of alcove shelving creates the effect media wall, providing a stylish focal point. The room is complemented by a modern electric fire with wooden mantle, blending functionality with a touch of character.

The kitchen is finished with white gloss base units and integrated appliances, including a Lamona four-ring electric hob with glass extractor, oven, grill, microwave, fridge, dishwasher, and washing machine. A sink with drainer sits beneath a rear-facing window, while wall-mounted shelves offer practical storage. The space also comfortably accommodates a small dining table.

The apartment includes two double bedrooms. The principal bedroom is generously proportioned, with built-in shelving and front aspect sash windows overlooking Highgate below. Leading to a sleek ensuite featuring a corner shower with overhead rainfall shower, wash hand basin, and WC. The second double bedroom features a stylish panelled wall and front aspect window with a sill seat, offering a bright and inviting space.

The family bathroom is sleek and modern, with a panelled bath, overhead rainfall shower, WC, vanity sink, part-tiled walls, and contemporary finishes throughout. A cupboard in the main hallway provides extra storage space for coats and shoes.

Externally, the property includes an allocated parking space, adding to the convenience and ease of modern living. This apartment offers a stylish, low-maintenance home in the heart of Kendal. With no upward chain, it combines contemporary design, excellent location, and easy access to the Lake District for a versatile and comfortable lifestyle. Call now to book a viewing.



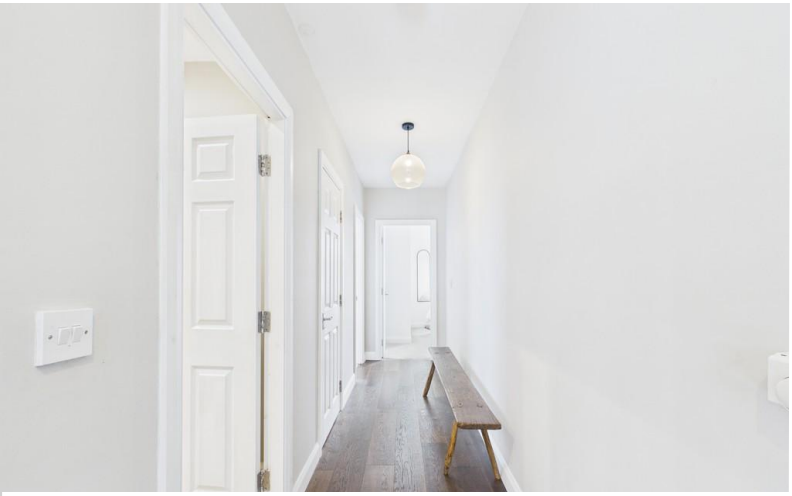
Living Area



Kitchen



Kitchen



Hallway



Bedroom One



Bedroom One

Accommodation (with approximate dimensions):

Entrance hall

Living area 20' 7" x 14' 6" (6.29m x 4.42m)

Kitchen 11' 2" x 14' 4" (3.42m x 4.37m)

Bathroom

Cupboard

Bedroom one 14' 6" x 10' 11" (4.42m x 3.33m)

En-suite

Bedroom two 10' 1" x 8' 3" (3.09m x 2.52m)

Parking: Allocated parking space

Property Information:

Tenure Leasehold - 999 years from 01st April 2012

Service charge - £96 per month or £1152 PA. Covers communal electricity, building insurance and maintenance.

Services Mains gas, mains water, mains drainage, mains electricity

Council Tax Westmorland and Furness Council - TBC

Viewings Strictly by appointment with Hackney & Leigh.

What3words & Directions ///lakes.finishing.wiser

Approaching from the south along Milnthorpe Road into Kirkland, continue past Gillinggate and into Highgate, then turn under the archway beside Gentry Barbers where the property can be found on the left-hand side.



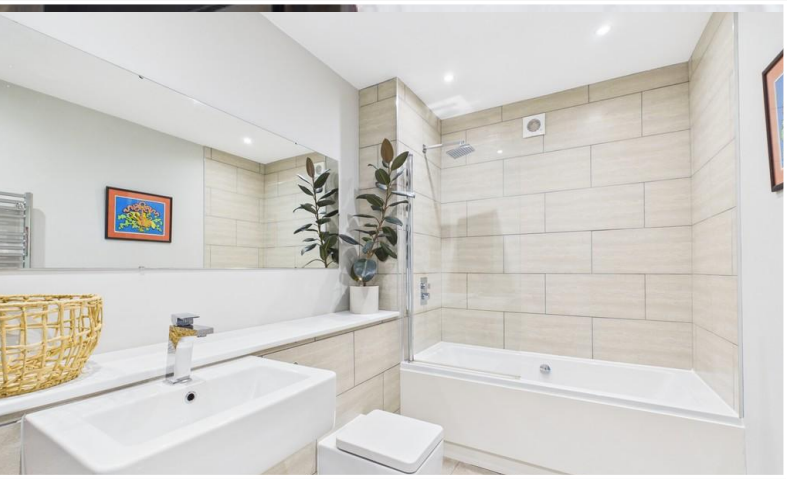
Bedroom One En-suite



Bedroom Two



Bedroom Two



Bathroom




Parking Space

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

# Meet the Team

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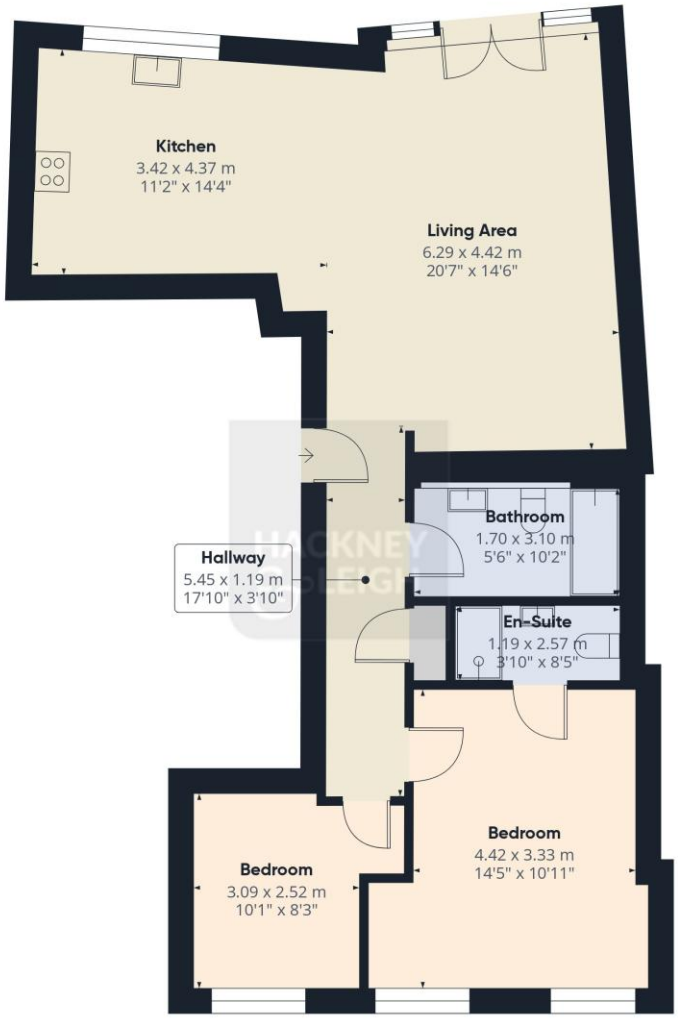


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**Approximate total area**(1)

83.3 m²

897 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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