



3 KENTGATE PLACE, BEEZON ROAD, KENDAL, LA9 6EQ  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS

3 KENTGATE PLACE  
BEEZON ROAD  
KENDAL  
LA9 6EQ



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2



PARKING

OVERVIEW

Just a stone's throw from the town centre, Gooseholme Park and riverside walks, Kentgate Place is a modern development of apartments with a lift to all floors and residents parking. Flat 3 is located to the first floor and has two double bedrooms - one ensuite, a generous lounge diner with open access to the well fitted kitchen and a contemporary bathroom. There is space to sit out on the balcony which has rooftop views over Beezon Road.

Double glazed throughout and having electric heating, the property also has integrated appliances to the kitchen, built in wardrobes to the larger bedroom and a good sized hall cupboard.

ACCOMMODATION

From the communal ground floor hallway, stairs or lift lead to the first floor. A private front door leads into:

HALLWAY

Good sized storage cupboard, an electric heater and a ceiling light.

LOUNGE DINER

14' 5" x 24' 8" (4.40m x 7.51m)

A generous room with two double glazed windows to the front aspect and a door to the balcony. There is open access to the kitchen giving a feel of open plan living. Two electric panel heaters, three wall lights and a ceiling light. Telephone and satellite/TV point. Wall mounted electric fire with pebble bed and flame effect.





#### BALCONY

16' 11" x 7' 10" (5.16m x 2.40m) approx

The balcony has been decked and there is a light. Glass balustrade.

#### KITCHEN

14' 5" x 8' 0" (4.40m x 2.44m)

A well fitted kitchen with white gloss base and wall units, quartz worktops and a one and a half bowl stainless steel sink with drainer. Electric hob with canopy over, an electric oven and microwave, fridge and freezer. Under unit lighting, downlights to the ceiling and plumbing for a washing machine.

#### BEDROOM

10' 3" x 15' 4" (3.11m x 4.68m) Including wardrobe

A double glazed window faces onto the balcony to the front. Built in triple wardrobe with mirrored sliding doors, electric heater, a ceiling light and telephone point.

#### ENSUITE

6' 8" x 12' 0" (2.03m x 3.66m)

A good sized ensuite fitted with a larger cubicle, vanity wash hand basin and a concealed cistern WC. Inset mirror, shaver point, tiling to the walls and a downlights. Built in cupboard with hot water cylinder.

#### BEDROOM

8' 5" x 13' 1" (2.56m x 3.98m)

Another double bedroom with a ceiling light, electric heater and a telephone point. Double glazed window facing the front aspect and balcony.



#### BATHROOM

6' 2" x 7' 9" (1.89m x 2.36m)

Having tiling to the walls and floor, the bathroom is fitted with a bath with mixer over, a concealed cistern WC and a wash hand basin. Two larger inset mirrors, chrome heated towel rail, a ceiling light and extractor.

**EXTERNAL**

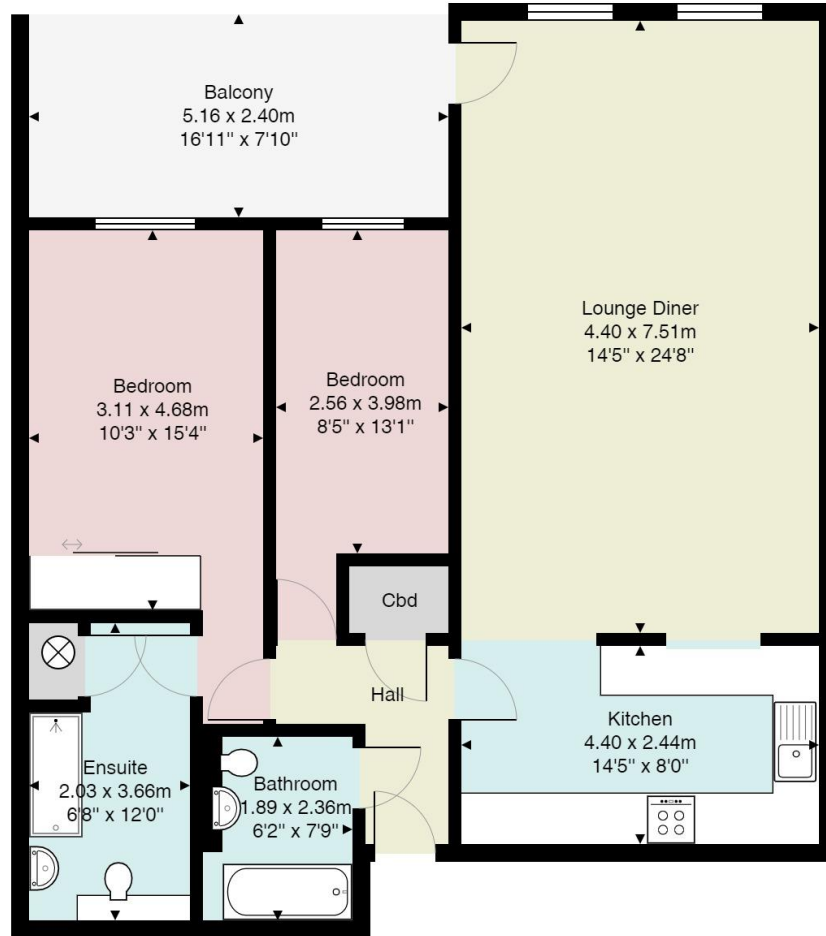
There is an underground car park with private space for each apartment.

**DIRECTIONS**

From Kendal Railway Station, proceed towards the town centre on Wildman Street, turn right onto Beezon Road prior to the bridge and Riverside Hotel. Kentgate Place is a modern development to the left hand side.

[what3words:///chin.booth.sport](http://what3words:///chin.booth.sport)





This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





#### GENERAL INFORMATION

Mains Services: Water, Electric and Drainage  
 Tenure: Leasehold. 999 years from 2008. Management charges and ground rent fees apply. We are advised by the vendor the management charge for y/e 30<sup>th</sup> June 23-24 was £2276.96 and the ground rent £160. Use of the bike store is available under separate licence.  
 Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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