



FLAT 1, 115 HIGHGATE, KENDAL, CUMBRIA, LA9 4EN
£205,000

MILNE MOSER
SALES + LETTINGS

FLAT 1
115 HIGHGATE
KENDAL
LA9 4EN



1 2 1 -

OVERVIEW

With restaurants, shops, Brewery Arts Centre and riverside walks on the doorstep, this unique first floor duplex is ideal for professionals or those looking for a lock and leave second home. The versatile accommodation is over two floors with large full height sash windows running between the floors making the space light and bright. The impressive open plan lounge dining kitchen space is well laid out with the kitchen having white gloss units, central island and integrated appliances. The upper floor has a bedroom and bathroom with four piece suite. In addition to the bedroom is a good sized mezzanine with glass balustrade and space for a desk and sofa bed - the room is perfect for guests but could be adapted to create a second bedroom. Electric heating and double glazed sash windows. The property still retains a period feel, seamlessly blended with modern and stylish fittings.

Forming part of a conversion of Oddfellows Hall and being one of just 5 apartments within the development, each property is individual and the communal spaces well maintained.





ACCOMMODATION

From Highgate, an original door leads into the communal entrance with secure entry to the stairwell. Each apartment has a private post box. An impressive period staircase with exposed stone wall leads to the first floor with a private oak door leading into:

ENTRANCE VESTIBULE

With hanging space for coats, downlights and good quality wooden flooring. Internal glass blocks provide natural light.

OPEN PLAN LOUNGE DINING KITCHEN

20' 8" x 23' 7" (6.31m x 7.19m) max

A lovely space - partially double height to take advantage of the large double glazed sash windows to the front. Oak flooring runs through the living area with tiles to the kitchen. The kitchen space is fitted with white gloss base and wall units, quartz worktops and island and an inset sink. The appliances are built in and include a fridge freezer, dishwasher, washing machine electric hob with hood over, microwave and electric oven.

Three modern Rointe electric heaters, a panel heater, downlights and four wall lights. Cafe style lighting above the breakfast bar.

Oak stairs lead to the first floor and mezzanine. A good sized slimline cupboard has been created behind the kitchen units - ideal for paint, DIY tools etc.





MEZZANINE

11' 9" x 22' 11" (3.58m x 6.99m) max

Natural light floods in from the upper portion of two large sash windows. A versatile space, ideal as a guest bedroom, work space or additional lounge. There maybe potential to create a formal second bedroom if required. The glass balustrade keeps the space contemporary and the oak banister co-ordinates with the stairs. Two ceiling lights. Large walk in cupboard with light (and fire escape hatch).

BEDROOM

7' 8" x 10' 5" (2.34m x 3.17m)

Also benefitting from natural light from a large sash window, the double bedroom has a ceiling light and glass block insert to the bathroom.

BATHROOM

7' 10" x 9' 8" (2.40m x 2.94m)

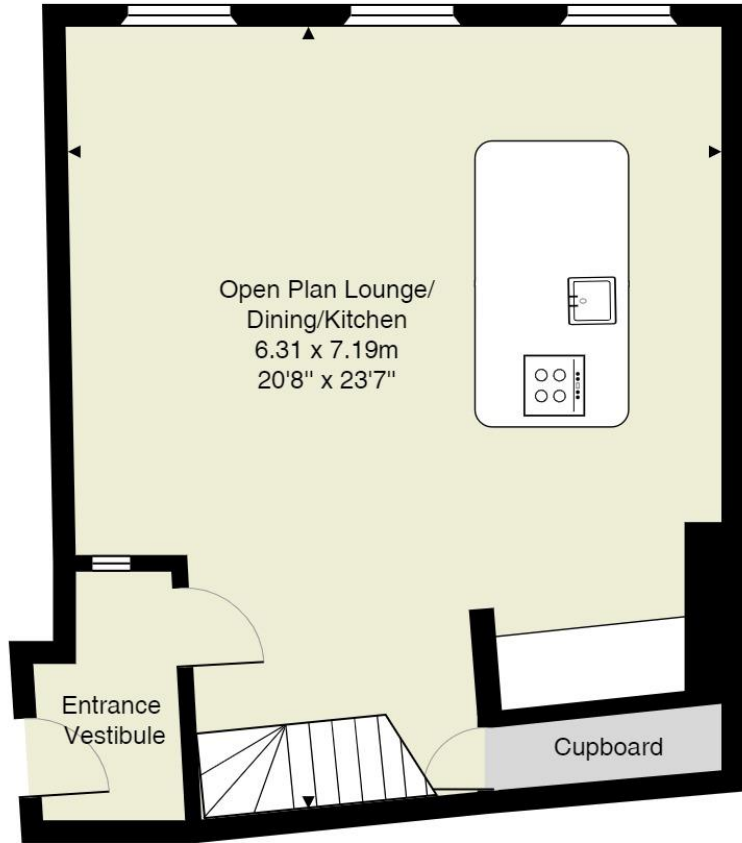
Fitted with a four piece suite comprising corner bath, concealed cistern WC, a semi pedestal wash hand basin and a shower cubicle. Tiling to the walls and floor, an electric chrome heated towel rail, extractor and wall mounted mirror with lights above. Downlights to the ceiling and glass block inserts to the mezzanine and bedroom.

DIRECTIONS

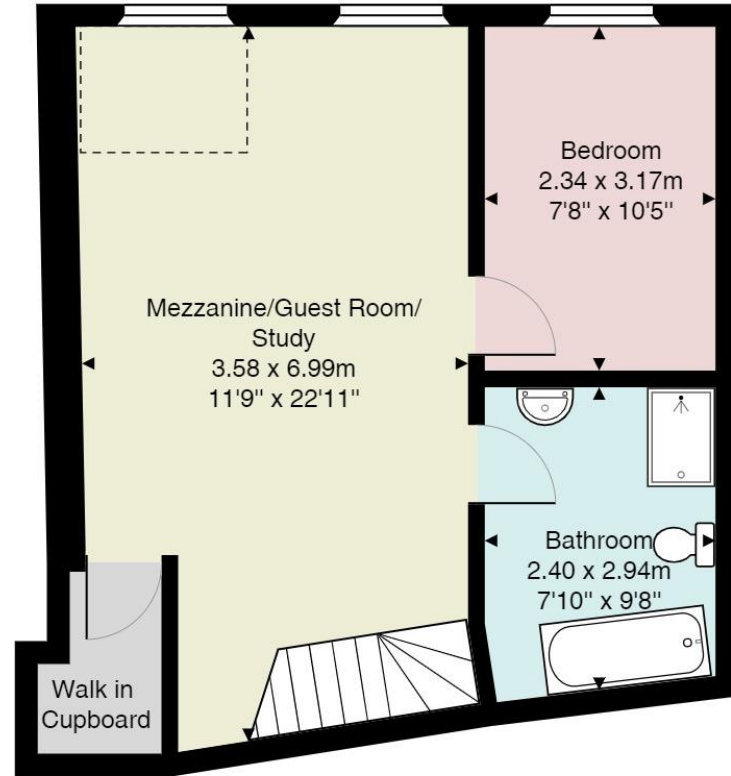
On foot from our office, cross the road and head in a southerly direction towards the Brewery Arts Centre. The property is located above The Exchange with the main communal entrance door located between The Exchange and Colman & Colman Hairdressers.

what3words:///boss.golf.third





Ground Floor



1st Floor

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



Services: Mains Water, Electric and Drainage
Tenure: Leasehold. Balance of 995 year lease from July 2006. The monthly management charge including insurance is £110. Please note the property is located above a commercial premises and specialist lending maybe required
Council Tax Band: B

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

EPC Graph to go here



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Fax. 01539 723 425
Email. kendalproperty@milnemoser.co.uk
Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
Fax. 015395 63976
Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.