



46 WEBSTERS YARD, HIGHGATE, KENDAL, CUMBRIA, LA9 4HA
£120,000

MILNE MOSER
SALES + LETTINGS

46 WEBSTERS YARD
HIGHGATE
KENDAL
LA9 4HA



2

1

1

-

OVERVIEW

Located in the ever popular Websters Yard development, this two bedroom flat is designed for buyers over 55.

The accommodation is across one level and has a lounge diner with patio doors leading to a communal courtyard, modern kitchen and a shower room. The property has been re carpeted in 2024 and most of the rooms redecorated in fresh white - perfect for buyers to personalise to their tastes.

The flat has a pleasant location within the development set to a pretty communal courtyard and can be accessed via the lift and walkway or stairs. Convenient for the town centre amenities, Websters Yard has won numerous awards for Kendal in Bloom and has a communal residents lounge, laundry and guest suite.

ACCOMMODATION

From the central atrium, the flat can be accessed via the lift to the first floor and along the walkway or via steps into the communal courtyard. A glazed front door leads into:

HALL

Having a built in meter cupboard and a ceiling light.





LOUNGE DINER

10' 10" x 15' 8" (3.31m x 4.78m)

A good sized room with a white fireplace, wall mounted electric heater and a double glazed window to the rear. French doors lead to the communal courtyard - a lovely feature and there is a ceiling light, telephone point and TV/Satellite point.

KITCHEN

7' 5" x 7' 0" (2.25m x 2.14m)

Fitted with modern white gloss base and wall units with wood block effect worktops, drawer units and plate rack. Integrated dishwasher, electric cooker with hood above and a one and a half bowl sink with drainer. Ceiling light, under unit lighting, small double glazed window and space for an upright fridge freezer.

BEDROOM

12' 0" x 10' 9" (3.66m x 3.27m) plus door reveal

Double glazed windows form a box bay to the side and there is a wall mounted electric heater, ceiling light and telephone point. A large cupboard has hanging rail and shelving and there is a further double fitted wardrobe with matching drawers.



BEDROOM

8' 9" x 10' 4" (2.67m x 3.16m)

A double glazed window faces the rear aspect and there is a ceiling light and electric heater.

SHOWER ROOM

7' 5" x 5' 4" (2.25m x 1.62m)

Fitted with a WC, pedestal wash hand basin and updated large walk in shower cubicle with electric shower. Tiling to the walls and low maintenance cladding to the shower cubicle, a fan heater and electric towel rail. Ceiling light, extractor and mirrored wall cabinets.

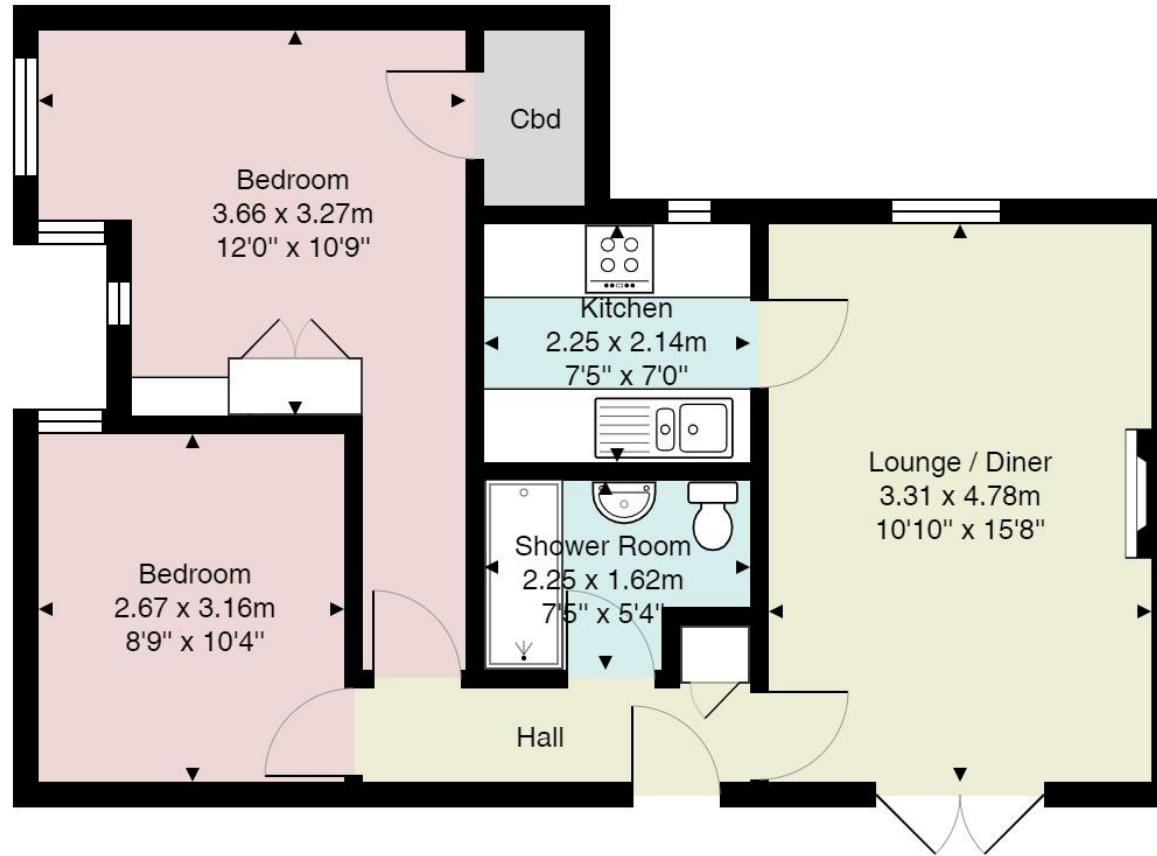
EXTERNAL

To the front of the flat is a pretty courtyard, well planted for year round interest with space for residents to place pots and sit out. The development has a central atrium with access to the lift, the guest suite, managers office and residents lounge and laundry. The communal areas are well maintained and organised.

DIRECTIONS

From our offices on foot, proceed towards the town hall and turning into Websters Yard through the ornate wrought iron gates. Continue through the development to the central atrium where the lift leads to the first floor or continue through to the steps. Once in the upper courtyard the property is located immediately to the right hand corner on the ground floor.
what3words.com/horses.busy.crop





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. 125 year lease from 1988. Age restrictions apply. We are advised the management charges for 22/23 are £3151.50 equating to £262.63 per month. This covers a service charge, redecoration fund and sinking fund. The buildings insurance is currently in consultation - please ask for further details. Ground Rent is £90 per annum. Please note mobility scooters are not permitted within the development.

Council Tax Band: B

EPC Grading: E



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

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

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.