



5 & 5A CAMDEN BUILDINGS, YARD 23, STRAMONGATE, KENDAL, CUMBRIA, LA9 4BH
£275,000

MILNE MOSER
SALES + LETTINGS

5 & 5A CAMDEN BUILDINGS
YARD 23, STRAMONGATE
KENDAL
LA9 4BH



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PARKING

OVERVIEW

Just a stone's throw from Kendal town centre, this is a perfect freehold investment opportunity comprising a two bedroom maisonette style property plus a ground floor studio.

The accommodation is over three floors and both properties have been updated and redecorated in recent times. Both have open plan lounge dining kitchen areas with the studio having a sleeping area and the maisonette two first floor bedrooms. One parking space is included.

The studio is available with an existing tenant.

Located within a courtyard development of similar properties within walking distance of the railway and bus station, shops and restaurants. It is also located opposite the riverside green and there is ample parking options within close vicinity.

ACCOMMODATION

The property is accessed either from New Road or via a ginnel from Stramongate.

5 CAMDEN BUILDINGS

From the cobbled yard, a private front door leads into:

OPEN PLAN LOUNGE DINING KITCHEN BEDROOM AREA

LOUNGE AND KITCHEN AREA

13' 8" x 10' 4" (4.16m X 3.16m)

Wooden double glazed window to the front with shutters, spot lights to ceiling and TV point. Inset cupboard with shuttered doors providing shelving.





The kitchen area is fitted with a mixture of soft close, base, wall and drawer units with worktop over, incorporating sink with swan necked mixer tap and two ring hob with cooker hood over. Integrated eye level oven and microwave oven, under counter fridge/freezer and washer/dryer. Splashbacks to compliment, spot lights to ceiling and a fold away table.

BEDROOM AREA

6' 9" x 7' 0" (2.05m x 2.15m)

Wooden double glazed window to the rear with shutters. Spot lights to ceiling and door into:

SHOWER ROOM

6' 9" x 6' 7" (2.05m x 2.02m)

Comprising of double shower cubicle with rain head shower and additional attachment. Wall mounted vanity unit housing sink with mixer taps and low level WC. Wall mounted, ladder style radiator, vanity mirror and extractor. Cupboard housing electric heating system.

5A CAMDEN BUILDINGS

From the shared cobbled yard, stairs and a walkway balcony lead to the glazed front door and into:

HALL

Having an electric radiator, downlights to the ceiling and stairs to the first floor. Pale wood style flooring runs throughout the ground floor.

OPEN PLAN LOUNGE DINING KITCHEN

14' 1" x 17' 0" (4.29m x 5.19m)

A double glazed window faces into the courtyard and there are two further double glazed windows to the rear.

The kitchen area is fitted with contemporary grey handle-less base and wall units with slim profile worktops and upstands. Induction hob with canopy over, an electric oven and stainless steel sink with drainer. Plumbing for a washing machine and space for a fridge freezer.

Downlights, two electric radiators, recess for an electric fire. A built in cupboard houses the electric boiler and cylinder.

LANDING

Access to the loft, high level cupboard and downlights.



BEDROOM

13' 11" x 8' 0" (4.24m x 2.43m)

Two double glazed windows face the front aspect and there is a rooflight. Exposed beam, an electric radiator, wood style flooring and downlights. Open fronted cupboard/storage with hanging rail and shelving.

BEDROOM

6' 5" x 8' 9" (1.95m x 2.68m)

A double glazed window faces the rear aspect. Rooflight, an electric radiator and downlights.

BATHROOM

7' 3" x 5' 8" (2.21m x 1.73m)

Frosted double glazed window. Fitted with a modern white suite comprising bath with shower over and screen, a vanity wash hand basin and WC. Illuminated mirror with shaver point and de-mister, a chrome heated electric towel rail, exposed beam, downlights and contemporary aqua board panelling above the bath.

EXTERNAL

Set within the Camden and Beacon Buildings development, the property has a clearly marked parking space within the courtyard off New Road.

DIRECTIONS

The property is accessed by car from New Road and is located between National Tyres and the Catholic church. Camden Buildings is the smaller development of properties to the right hand side. There is pedestrian access from Stramongate via a ginnel between Ophelia Lighting and Sapore restaurant. what3words:///blur.ranch.office

GENERAL INFORMATION

Services: Mains Water, Electric and Drainage.

Tenure: Freehold.

Council Tax Band: A for both properties

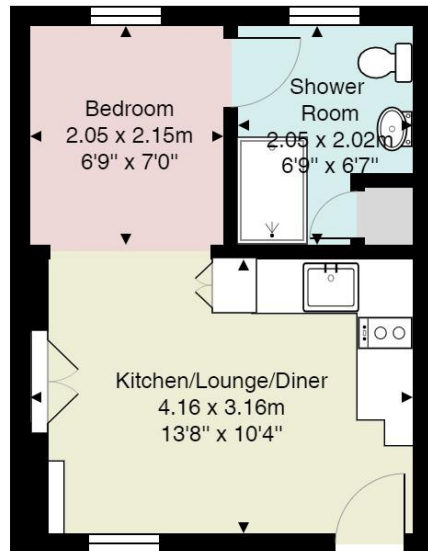
EPC Grading: 5 (ground floor studio) D. 5a (first floor maisonette) G.

Please note 5a cannot currently be tenanted/let.

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

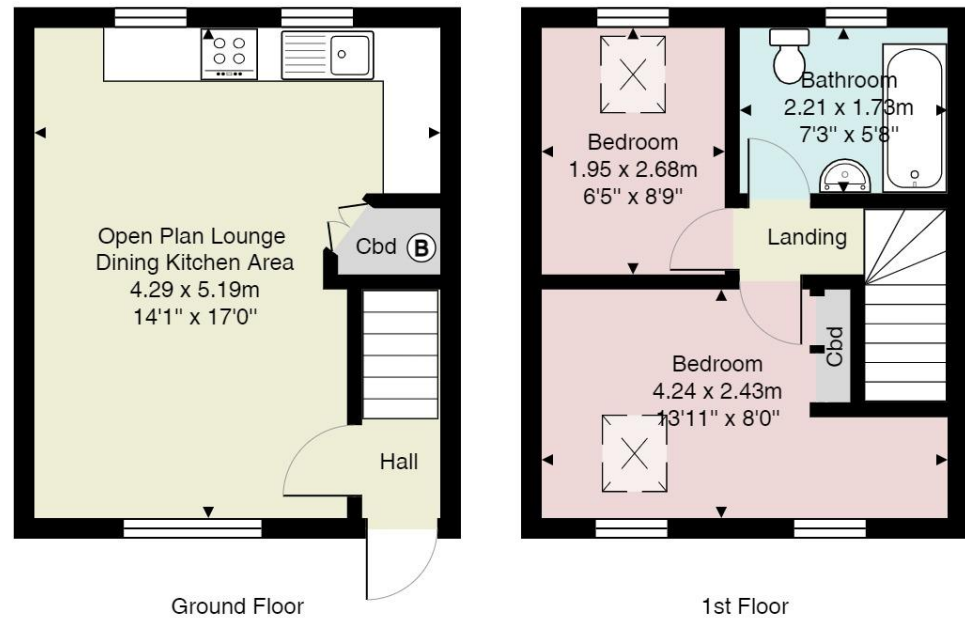


5 Camden Buildings
Ground Floor Studio



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

5a Camden Buildings
First Floor Maisonette



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G	12	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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