



19 HIGH FELLSIDE COURT, KENDAL, CUMBRIA, LA9 4JG  
**£245,000**

**MILNE MOSER**  
SALES + LETTINGS

19 HIGH FELLSIDE COURT  
KENDAL  
CUMBRIA  
LA9 4JG



2



1



1



COVERED  
PARKING

#### OVERVIEW

Within walking distance of the town centre, Serpentine Woods and historic Fellside, this two bedroom maisonette style property is over two levels and has lovely views.

Forming part of a pretty conversion of similar properties and town houses, the development is popular with buyers looking for a low maintenance home without comprising on space. Both bedrooms are doubles and there is a generous lounge, a dining kitchen with integrated appliances and lots of built in storage throughout.

The property also benefits from an undercover parking space and communal gardens.

Available with no onward chain.

#### ACCOMMODATION

From the communal gardens and outside space, a numbered walkway leads across to the communal door and into the shared hallway. Well maintained the hallway has access to the neighbouring properties and a private door into 19.





#### HALL

A long hallway with space for coats and shoe storage if required. There are two built in cupboard, one a walk in cupboard with a light. Downlights to the ceiling, a radiator and wall mounted secure phone entry. Stairs lead to the first floor.

#### LOUNGE

19' 9" x 16' 8" (6.02m x 5.07m) max

An impressive sized space with two double glazed windows to the rear and a cream fire surround with inset electric fire. Two radiators, two ceiling lights and two wall lights. Telephone points and a television point.

#### KITCHEN DINER

9' 3" x 22' 0" (2.81m x 6.70m)

Another generous room with two double glazed windows to the side, one of which is a feature arched window. The double glazed window to the rear has a lovely view over town towards the distant fells - the perfect place for a dining table. The kitchen area is fitted with wood style base and wall units, dark worktops and tiled splashbacks. One and half bowl stainless steel sink with drainer, electric hob with canopy over and an electric oven and grill. Integrated dishwasher, fridge and freezer and a washing machine. There is under unit lighting, a radiator and two ceiling lights.

#### LANDING

A galleried landing with a wall light, ceiling light and radiator. A walk in cupboard houses the Worcester boiler and hot water cylinder.

#### BEDROOM

9' 4" x 20' 1" (2.85m x 6.12m) inclusive

Double glazed windows face the side and rear and there is a fantastic view across Kendal to distant hills. Built in double wardrobe, a ceiling light and radiator. Telephone point.

#### BEDROOM

8' 8" x 16' 4" (2.65m x 4.99m) inclusive

Double glazed window facing the rear aspect. Built in double wardrobe, a radiator and ceiling light.

#### BATHROOM

8' 2" x 8' 1" (2.48m x 2.46m)

A light bright bathroom with a rooflight facing the rear aspect. Bath with shower over and screen, pedestal wash hand basin and a WC. Tiling to the walls, radiator, ceiling light and a mirrored cabinet with light. Access to eaves storage



#### EXTERNAL

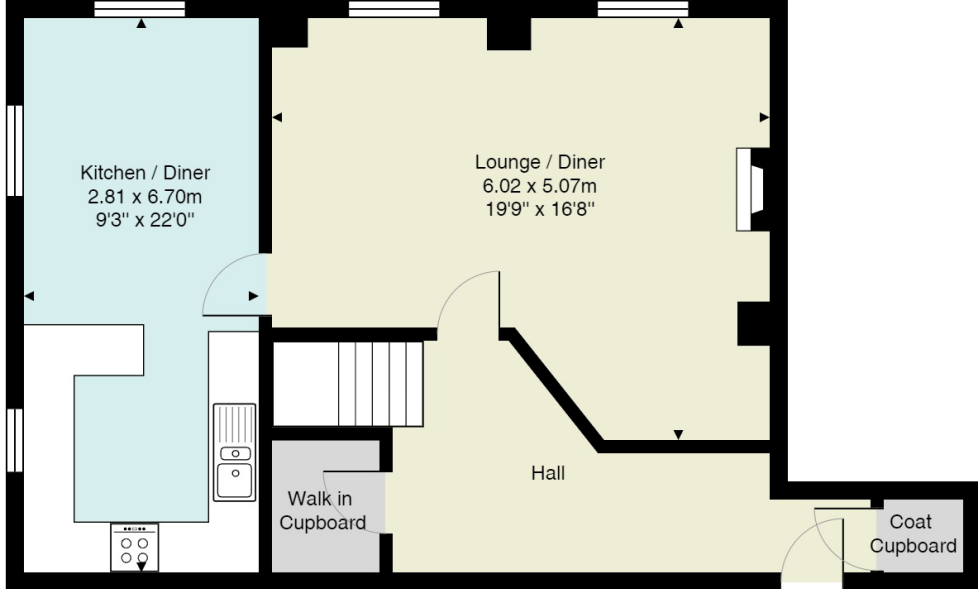
High Fellside is a well maintained development with communal gardens and a number of elevated seating areas. Each property has an allocated parking space with the space for number 19 being in the covered area/garage. There is also space for bins and recycling.

#### DIRECTIONS

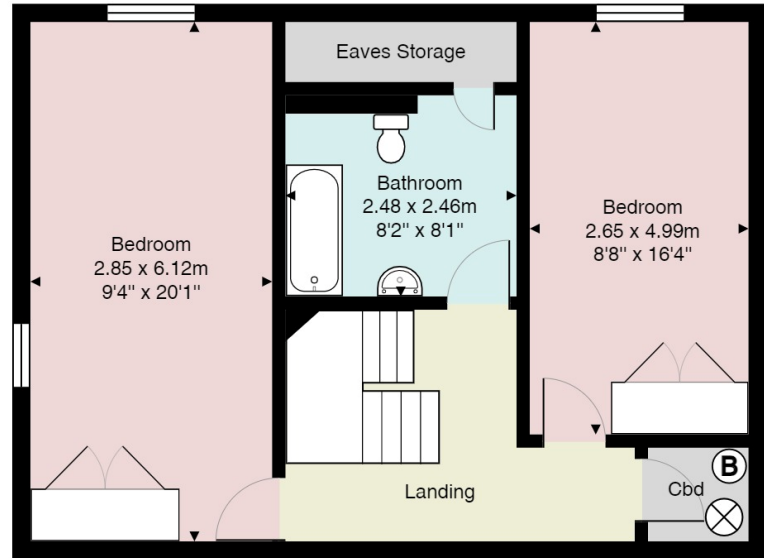
On foot from our offices, proceed along Highgate towards the town hall, turning left at the traffic lights onto All Hallows Lane. On the junction with Beast Banks and Low Fellside, turn up the steps between houses onto High Fellside. Once at the top of the steps continue straight onto and then through the communal garden on the left. Alternatively or by car, continue up Beast Banks and then right onto Belmont. At the end of Belmont, turn right into High Fellside. Adjacent to the communal gardens is a numbered walkway leading to the communal door.

what3words///fancy.same.facing





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






**GENERAL INFORMATION**

Services: Water, Gas, Electric and Drainage

Tenure: Leasehold. As part of the High Fellside Management Company each resident has a 1/12 share in the freehold. Balance of 999 years from 3/2/89 and the car parking space from 1/8/88.

The management charge for 24/25 is £120 per month.

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>73</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto: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](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto: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](mailto:milnthorpeproperty@milnemoser.co.uk)



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