



50 WEBSTERS YARD, HIGHGATE, KENDAL, LA9 4HA
£85,000

MILNE MOSER
SALES + LETTINGS

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LA9 4HA



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OVERVIEW

Within walking distance of the centre amenities, this first floor flat is located within the ever popular Websters Yard. An award winning development designed for over 55s, there are a range of onsite facilities including residents lounges, a laundry and guest suite. The properties face into the central courtyards which are planted with flowers and shrubs and there are various seating areas and a central atrium. The property is located towards the rear of the development and to the first floor. Offering a lounge diner, kitchen, two bedrooms and a shower room with four piece suite, the flat is ideal for those looking to downsize whilst remaining independent. UPVC double glazed windows, electric heating and no onward chain.





ACCOMMODATION

From the communal courtyard, a glazed front door leads into a ground floor hallway. Stairs to the first floor and there is a ceiling light.

FIRST FLOOR LANDING

Rooflights face the front and rear aspects and there is a ceiling light and electric heater. Telephone point, a ceiling light and intercom. Built in cupboard housing the hot water cylinder.

LOUNGE DINER

17' 4" x 11' 8" (5.27m x 3.56m) max

A feature UPVC double glazed window faces into the communal courtyard. A good sized room with space for both lounge and dining suites. Electric heater, and television/FM point.

KITCHEN

6' 7" x 5' 10" (2.00m x 1.77m)

Fitted with cream base and wall units with dark worktops and tiled splashbacks. One and a half bowl sink with drainer, a two ring electric hob, electric oven and integrated fridge and washing machine. Ceiling light, space for a freezer and a rooflight to the rear.

BEDROOM

16' 3" x 8' 11" (4.94m x 2.72m) max

Two rooflights face the front aspect both with electric blinds. Built in double cupboard with hanging space plus a further single cupboard with a TV point. Ceiling light, electric heater and a telephone point.

BEDROOM

12' 10" x 6' 2" (3.90m x 1.87m) max

Facing the rear aspect, the second bedroom has a UPVC double glazed window and a rooflight. The open fronted cupboard currently makes the bedroom ideal as a dressing room and there is overhead storage, a ceiling light and electric heater.



SHOWER ROOM

6' 5" x 4' 9" (1.95m x 1.44m)

Fitted with a pedestal wash hand basin, WC and bidet. There is an open shower area with a Mira shower, a chrome heated towel rail and downlights. The shower room is fully tiled and there is a rooflight.

EXTERNAL

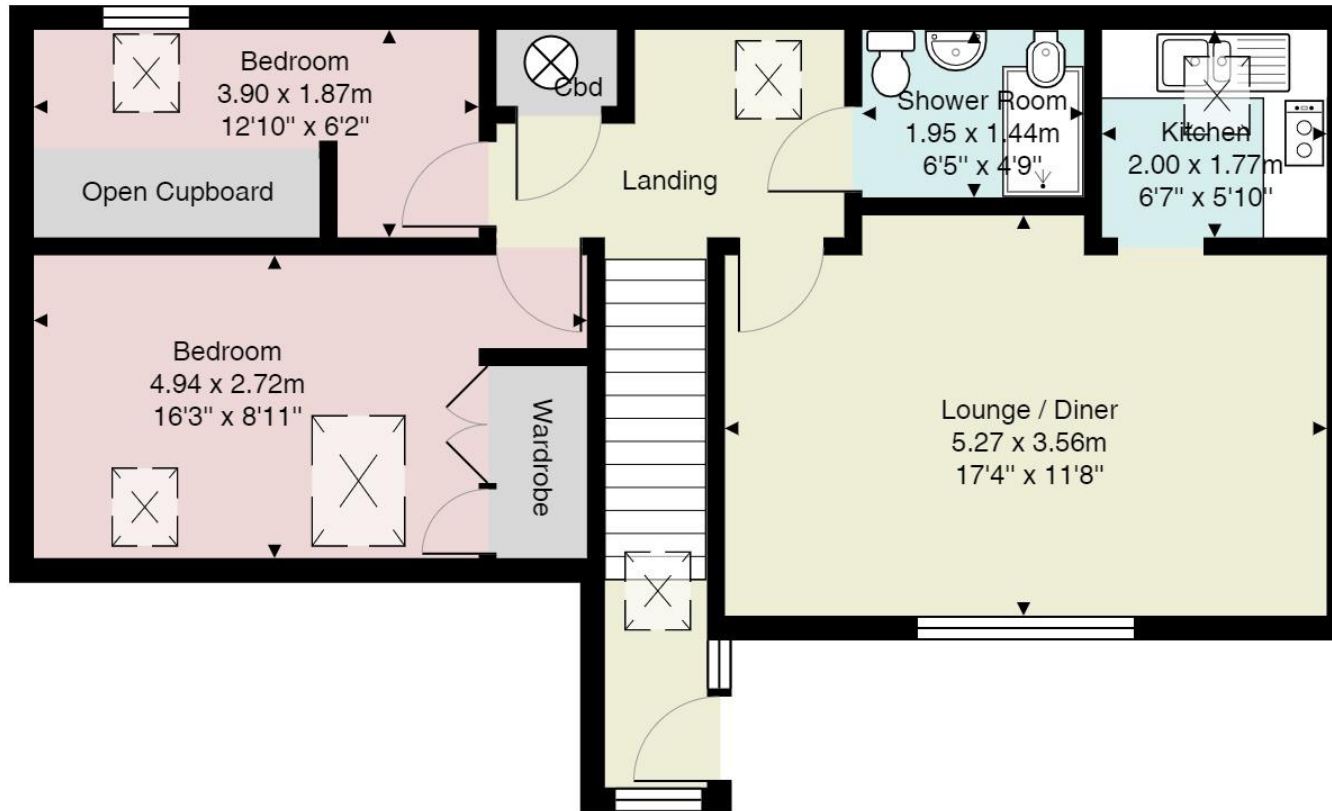
To the front of the flat is a maintained courtyard area with space for pots and areas for residents to sit out. Number 50 has a private covered space adjacent to the front door. From the central atrium, there is a large residents lounge with adjoining laundry along with the bin and recycling stores. The guest suite and lift are also centrally located. There is a smaller additional residents lounge on the second floor.

DIRECTIONS

From our offices on Highgate, proceed towards the Town Hall. Turn left through the ornate wrought iron gates and into Websters Yard. Continue through the development towards the rear. Go up the steps into another courtyard with the property located to the first floor on the right hand side. The courtyard can be accessed via a lift from the atrium.

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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: Mains Water, Electric and Drainage
 Tenure: Leasehold
 125 years from 1st January 1988
 Quartley Management charge (Service charge, redecoration & sinking fund - £787.88
 Ground Rent £114.40 Per annum
 Council Tax Band: B
 EPC Grading: C

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (55-68) D | | |
| (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

To arrange your viewing contact our Kendal Team:

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