



57 WEBSTERS YARD, HIGHGATE, KENDAL, CUMBRIA, LA9 4HA  
**£130,000**

**MILNE MOSER**  
SALES + LETTINGS

57 WEBSTERS YARD  
HIGHGATE  
KENDAL  
LA9 4HA



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OVERVIEW

Located towards the rear of Websters Yard, this two bedroom ground floor flat forms part of a well-managed retirement development designed for the over 55s. The easily managed accommodation has a lounge overlooking the communal courtyard, a kitchen, a generous double bedroom plus a spacious single and a bathroom. The flat is neutrally decorated and has built-in storage in the main bedroom. Websters Yard is located centrally in town with shops, facilities and amenities on the doorstep. To the front of the property is a managed courtyard garden and there is a central atrium, guest suite, residents lounges and manager all within the development. Available with no onward chain.

ACCOMMODATION

Approaching over the courtyard, a glazed wooden front door leads into:

PORCH

Having a wall light and further glazed door into the lounge.

LOUNGE

16' 4" x 11' 7" (4.97m x 3.54m)

A double glazed window to the front overlooks the communal courtyard. A good sized room with an electric storage heater, a ceiling light and TV/Satellite/Telephone points. Wall mounted alarm intercom.





#### KITCHEN

7' 10" x 7' 10" (2.40m x 2.40m)

A double glazed window faces the rear aspect. Fitted with white painted base and wall units, stone effect worktops, tiled splashbacks and a stainless steel sink with drainer. There is space for an electric cooker, plumbing for a washing machine and space for an undercounter fridge. Ceiling light and an extractor.

#### INNER HALLWAY

A double glazed windows faces the rear elevation. Built-in cylinder cupboard, a storage heater and two ceiling lights.

#### BEDROOM

16' 8" x 8' 5" (5.07m x 2.55m) max

A good sized double bedroom with two double glazed windows overlooking the courtyard to the front. There is a double wardrobe with overhead storage, a ceiling light and modern electric panel heater.

#### BEDROOM

13' 2" x 6' 1" (4.02m x 1.87m)

The second bedroom is a generous single with an electric panel heater, a ceiling light and two double glazed windows to the rear.

#### BATHROOM

4' 10" x 7' 10" (1.48m x 2.40m)

Frosted double glazed window to the rear aspect. Fitted with a bath with shower above, a pedestal wash hand basin and a WC. There is tiling to the walls, an extractor, wall mirror and an electric fan heater.



### EXTERNAL

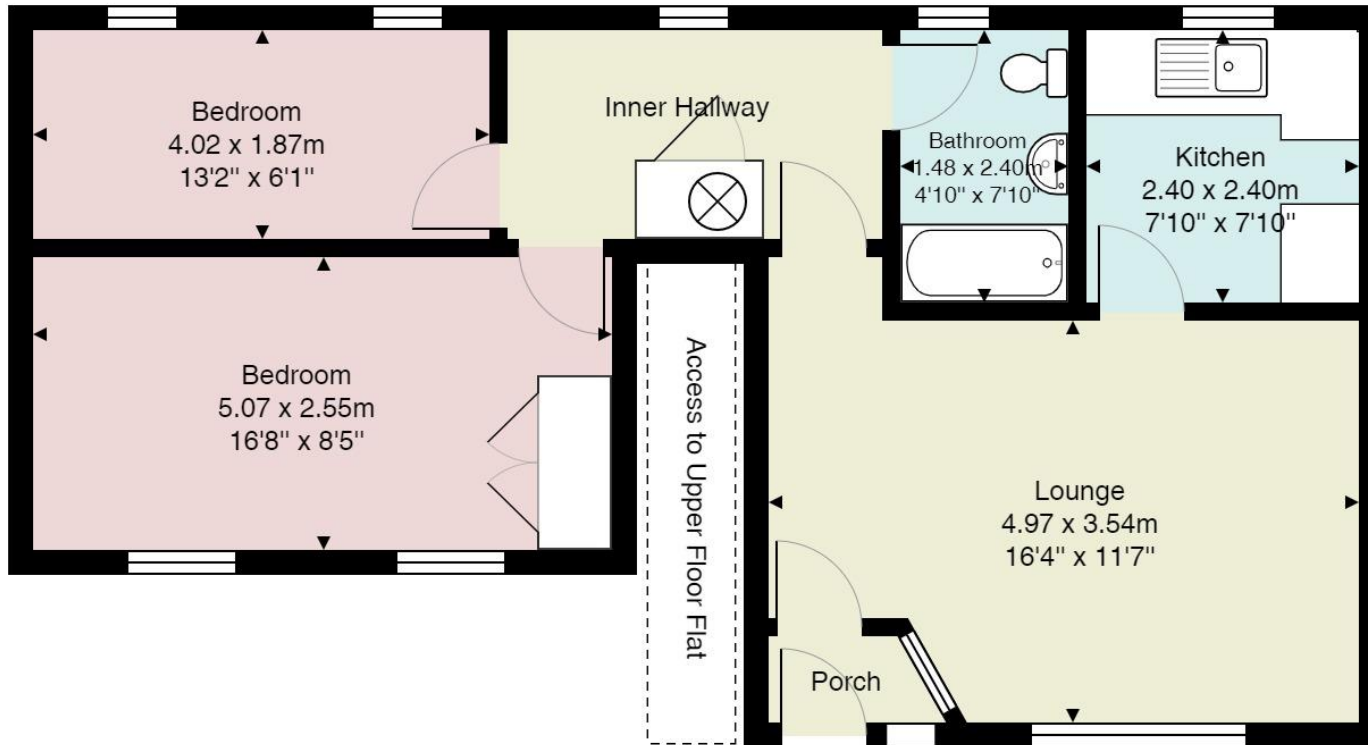
The flat is located to a communal courtyard with seating areas, raised beds and space for pots. Steps lead down to lower areas and through the development out to Highgate or there is access via walkways and the lift into the central atrium. The onsite residents facilities include two lounges - the larger of which hosts residents meetings and regular coffee mornings, a guest suite for visiting friends and relatives, a manager's office and laundry if required.

### DIRECTIONS

On foot from our office on Highgate, proceed towards the Town Hall. Websters yard is located on the left between Comida and Hunters with an attractive wrought iron gate providing access into the yard. Once in the yard, continue through the central atrium and up the steps into the top courtyard. The property is to the left hand side. If accessing via the lift, once on the first floor, walk across the central walkway turning left and round into the courtyard.

[what3words///blues.verge.resort](https://www.what3words.com/blues.verge.resort)





Ground 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. Balance of 125 years from 1st January 1989.  
 Residents must be over 55 years old. We are advised the current fees for 2025 are an annual Management Charge of £2500, a Sinking Fund contribution of £800, Ground Rent of £160, Redecoration Fund of £350 and Buildings Insurance TBC  
 Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

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# MILNE MOSER

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