



APARTMENT 36, KENTGATE PLACE, BEEZON ROAD, KENDAL, CUMBRIA, LA9 6EQ
£395,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

Forming part of the award winning development of Kentgate Place, this third floor, two storey apartment is something special. On entering the apartment, buyers will initially be surprised by the size of the accommodation on offer with a generous hallway setting the scene. The kitchen is well fitted with integrated appliances and both bathrooms are to a high standard. Once into each bedroom and living space the eye is constantly drawn to the views over Kendal rooftops and out to the hills beyond. A unique feature of the apartment is the turret room, a large space with a Crow's Nest feel providing the most extraordinary views in Kendal as it looks down on the beautiful River Kent below and onto Kendal's ancient castle to one side and Serpentine Woods and the Heights to the other, as well as well beyond to parts of the distant Lakeland Fells and Yorkshire Dales. Ideal as a luxury home office, guest bedroom or a further reading or sitting room, this impressive room must be viewed to be appreciated. Completing the picture of this lovely property are two allocated secure parking spaces. Kentgate Place is within walking distance of the town centre and railway station, riverside walks are on the doorstep along with a local supermarket. Newly decorated throughout, the apartment is ready to walk into as a beautiful home or as an ideal secure lock-up-and-leave holiday home.

ACCOMMODATION

From the ground floor communal entrance to Kentgate Place, the stairs or a lift take you to the third floor. Well-lit corridors lead to the private front door and into:





HALL

An L-shaped hallway with space for furniture or bookshelves as required. There are two ceiling lights, an electric heater and wall-mounted intercom to allow in visitors and deliveries. There are two large built-in cupboards with shelving and hot water cylinder and plenty of storage space.

LIVING DINING ROOM

21' 9" x 20' 0" (6.64m x 6.09m)

A light and bright generous space with double glazed windows to two sides plus a glazed door to the balcony. The views are lovely across the river towards trees and across town to Serpentine Woods. There are two ceiling lights, three wall lights, two electric panel heaters and telephone, satellite and television points. A spiral staircase leads to the Turret Room.

TURRET ROOM

21' 8" x 20' 1" (6.61m x 6.12m) max

A unique space with double glazed windows running the full length of two walls. The bird's eye views over Kendal - including the castle, woods, "auld grey town" rooftops and well beyond are simply fantastic. The room could have any number of potential uses and there is a substantial amount of storage within the large built in cupboard with sliding doors - perfect for keeping this wonderful room clutter free so the view can take centre stage. Downlights to the ceiling, an electric panel heater and two further double glazed windows to the side and rear.

BALCONY

Having a composite deck and metal railing, the balcony has a fantastic view and an external light.



KITCHEN

11' 8" x 11' 8" (3.56m x 3.56m)

A double glazed window faces the side aspect with good outlook. Fitted with taupe shaded base and full height units with pull out larder, a double sink, tiled splashbacks and speckled style worktops. There is a Neff induction hob with canopy above, a Neff electric oven and two integrated fridge freezers. There is plumbing for a washing machine, space for a dryer, downlights to the ceiling and an electric panel heater.

BEDROOM

17' 10" x 11' 8" (5.43m x 3.55m)

Facing the front aspect to enjoy the view of the river, the principal bedroom has a ceiling light, wall light, electric panel heater and both television and telephone points.

ENSUITE

5' 7" x 10' 9" (1.71m x 3.27m)

Fitted to a high standard with a concealed cistern WC, vanity hand basin with drawer beneath and double shower cubicle. There is a large mirror, shaver point, downlights and an extractor. Chrome electric heated towel rail, tiling to the walls and a full height mirrored cabinet.

BEDROOM

9' 6" x 14' 6" (2.89m x 4.43m)

The second double bedroom has a double glazed window to the side aspect. Electric panel heater, a ceiling light and both telephone and television points.

BEDROOM

11' 5" x 11' 6" (3.48m x 3.51m) max

Also facing the side, the third bedroom has a ceiling light, television point, electric panel heater and a telephone point. Double glazed window.

BATHROOM

9' 3" x 6' 7" (2.83m x 2.02m)

Fitted with a wash hand basin, concealed cistern WC and a bath with mixer above. There is a large mirror, part tiled walls, a chrome electric heated towel rail and downlights to the ceiling plus an extractor

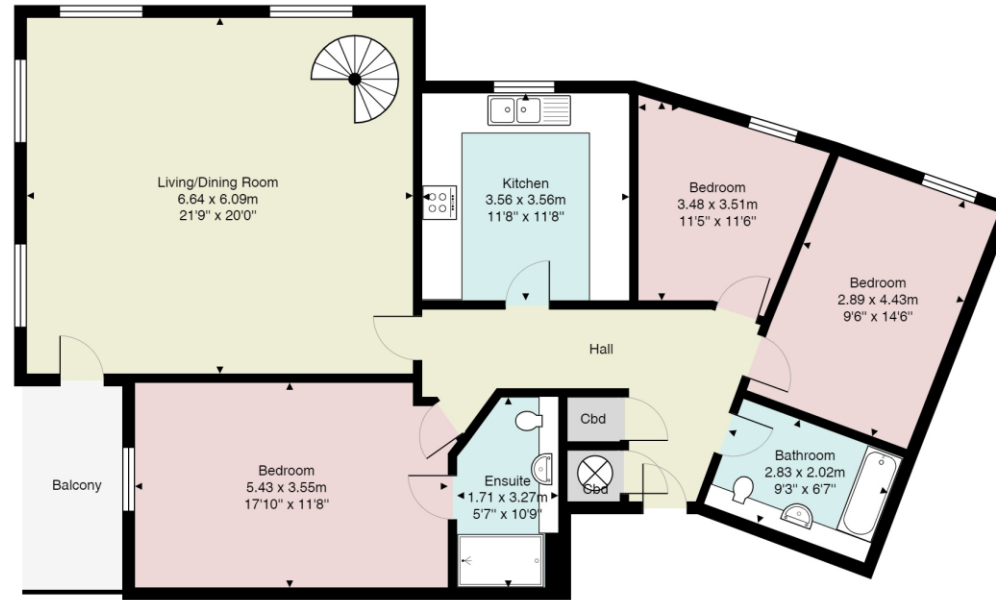
EXTERNAL

Kentgate Place has secure underground parking for residents, accessed via an entry fob or secure code. Number 36 has two allocated spaces.

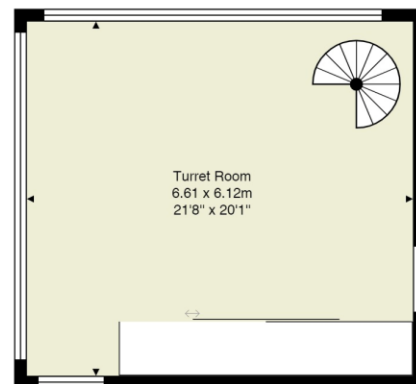
DIRECTIONS

From Kendal Station, proceed towards town on Wildman Street, turning right by the Riverside Hotel on Beezon Road. Kentgate Place is located to the end of the road to the left hand side.
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3rd 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 999 year lease from 1st January 2008. Management and service charges apply, please ask for details.

Council Tax Band: E

EPC Grading: C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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