



**POOLE  
TOWNSEND**

# Kings Arms Croft, Kendal

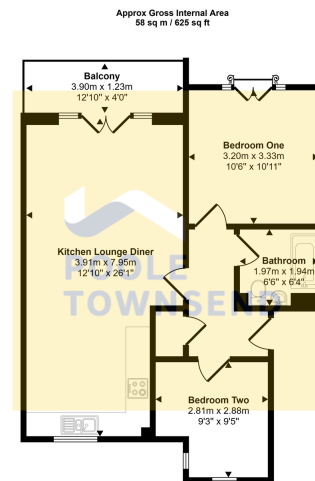
£193,000

2 1 1



- Immaculately Presented First-Floor Apartment
- 1 Contemporary Bathroom
- Boarded Loft Room
- Allocated Parking
- Council Tax Band: C
- 2 Spacious Bedrooms
- Open-Plan Lounge And Dining
- Shared Use Of The Communal Courtyard
- Central Position
- Tenure: Leasehold





Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Occupying a central position in the bustling market town of Kendal, this immaculately presented first-floor apartment enjoys attractive views across the town towards the surrounding countryside. Forming part of a small, purpose-built development of just seven apartments, this splendid home is naturally bright and airy throughout and is offered for sale with no onward chain. At the heart of the property is a bright and welcoming open-plan living space, incorporating a modern fitted kitchen and glazed doors opening onto a private balcony seating area, an ideal spot to sit and enjoy the views. The accommodation also provides two generous bedrooms, a contemporary bathroom and the added benefit of a developed loft space, offering a useful home office area and separate storage room. Externally, the property benefits from an allocated parking space, together with shared use of the communal paved courtyard.

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient – lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 79        |
| (55-68) <b>D</b>                            | 67                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient – higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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#### We are open

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