



Kendal

£85,000

73B Highgate, Kendal, LA9 4ED

Situated within easy reach of Kendal town centre, 73 B Highgate enjoys an exceptionally convenient location, with a fantastic range of shops, cafés, restaurants and everyday amenities close at hand. Kendal Bus Station is just a short walk away, with Kendal Railway Station also within easy reach, making the property particularly well suited to those looking for excellent local and regional transport connections.

Quick Overview

- One Bedroom Flat
- Town center location
- Characterful original period features
- Spacious double bedroom
- Good storage space
- Opportunity for modernisation
- Perfect for first time buyers
- Close to Lake District
- Good investment opportunity
- Ultrafast broadband available*



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Ultrafast
Broadband

Property Reference: K7368



Living Room



Living Room



Living Room



Kitchen

Providing an exciting opportunity for a new owner to put their own stamp on the property and potentially add value. With its manageable size, central position and low-maintenance nature, it would make an appealing first home, investment opportunity or an ideal lock-up-and-leave property for those wanting a base in Kendal and easy access to the Lake District.

The front door opens directly into the welcoming living room, which benefits from attractive original features and plenty of character. There are double dual-aspect windows, both incorporating a useful built-in window seat, providing a pleasant outlook and natural light. A closed-up fireplace with surrounding stone hearth forms a focal point, complemented by shelves positioned around the fireplace. The original stonework to the rear wall adds further character and charm.

The kitchen is fitted with a range of wall and base units with tiled splashbacks and a side-aspect window. There is space for a freestanding cooker, plumbing for a washing machine and an opening for a freestanding fridge. A sink with drainer completes the kitchen.

The shower room is fitted with a three-piece suite comprising WC, corner shower with handheld attachments and wash hand basin. The room is part tiled and part panelled and benefits from a side-aspect window, providing natural light and ventilation.

The double bedroom is a bright and practical space with dual-aspect windows, including a built-in window seat. An internal triple sliding-door wardrobe provides excellent storage, with both hanging and shelving space. There is also a separate cupboard housing the water cylinder.

The location is a real highlight of this property. Kendal town centre is close by, placing an excellent selection of independent shops, cafés, restaurants and everyday amenities within easy reach. The town also provides a range of leisure and recreational facilities, while the stunning landscapes of the Lake District National Park are readily accessible.

For commuters and those who enjoy travelling without relying solely on a car, Kendal Bus Station is a short walk away and Kendal Railway Station is also conveniently accessible.

73 B Highgate offers a fantastic opportunity to acquire a characterful one-bedroom flat in a highly convenient Kendal location. Whether you're taking your first step onto the property ladder, looking for an investment, or seeking a practical lock-up-and-leave base close to the Lake District, this apartment offers plenty of potential.

Accommodation with approximate dimensions

Living Room 12' 3" x 13' 2" (3.75m x 4.02m)

Kitchen 5' 7" x 7' 0" (1.72m x 2.14m)

Showroom

Bedroom 8' 11" x 12' 6" (2.74m x 3.83m)

Property Information

Tenure:

Leasehold - Held on a balance of 999 years from 16th June 2000

Ground rent £50 per annum.

Services:

Mains water, mains drainage, mains electricity

Council Tax:

Westmorland and Furness Council Tax Band: A

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings:

Strictly by appointment with Hackney & Leigh.

What3Words & Directions

[///view.cotton.these](http://view.cotton.these)

Situated just off Highgate being close to the centre of the town, the Brewery Arts Centre and all amenities. The property can be found by turning right on to Dowkers Lane of Highgate, continue along the road, bearing left. The property can be accessed by the rear of the buildings opposite the car park.

Anti-Money Laundering Regulations:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Shower room



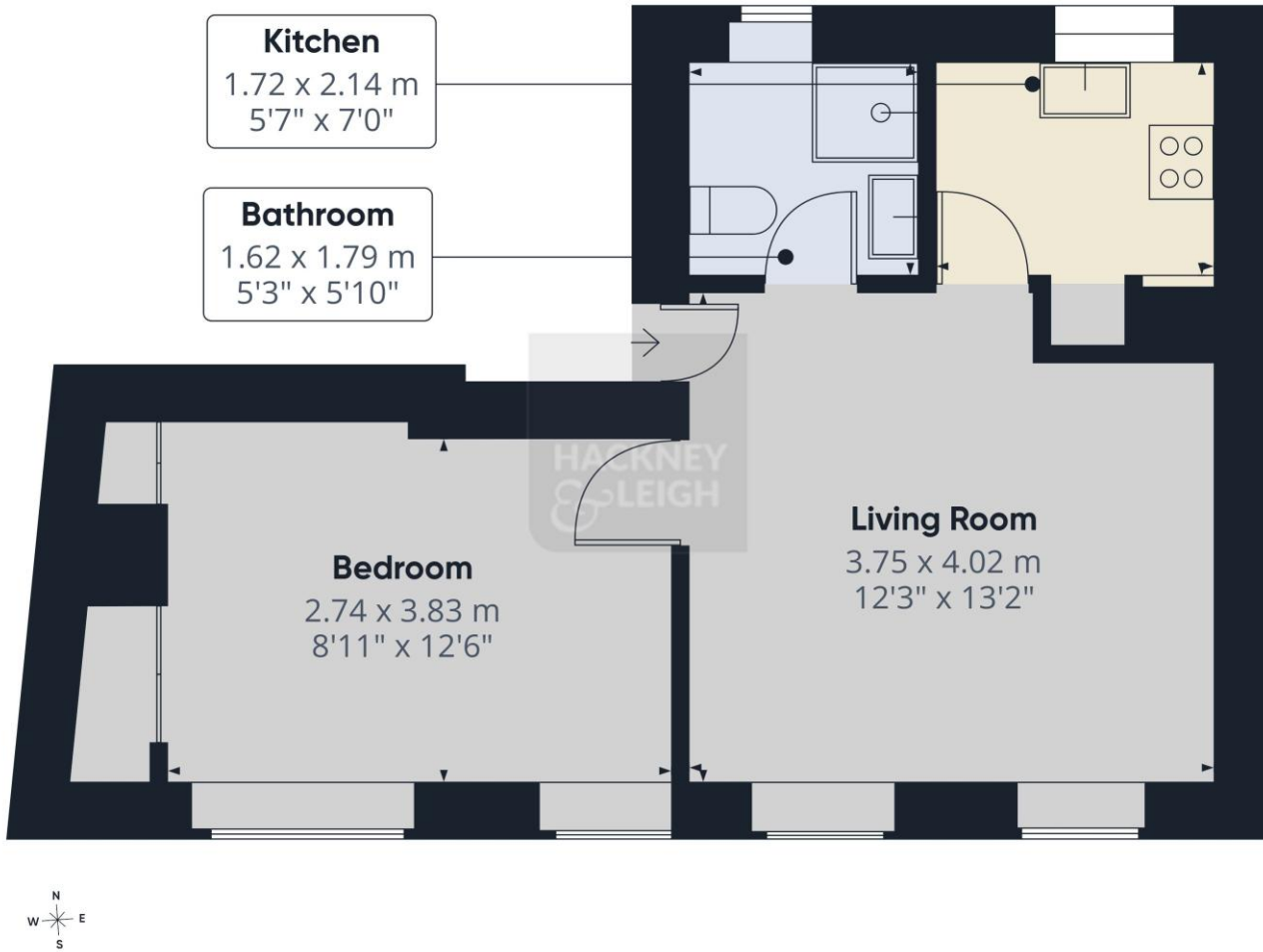
Bedroom



Bedroom



Bedroom



Approximate total area⁽¹⁾
35.7 m²
383 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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