



Flat 18, Sedgwick House, Sedgwick
£300,000



Flat 18

Sedgwick House, Kendal

Set within the extensive grounds of the impressive Grade II listed Sedgwick House, this bright and spacious first floor apartment offers generous accommodation together with the rare benefit of an exceptional range of communal leisure facilities. With lovely views over the gardens and surrounding countryside, the property provides a peaceful setting whilst remaining within easy reach of Kendal, the M6 and the wider Lake District.

The apartment offers a spacious living room, where large bay windows provide an abundance of natural light and lovely views across the communal grounds. The breakfast kitchen provides a practical space for everyday living with room for a dining table, whilst the accommodation throughout offers plenty of scope for a purchaser to modernise and personalise to their own tastes.

There are three bedrooms, comprising two comfortable double bedrooms together with a versatile single bedroom which could equally lend itself to use as a study or home office. The principal bedroom benefits from an en suite shower room, with a further bathroom serving the remaining accommodation.

A particular feature of life at Sedgwick House is the extensive communal grounds and leisure facilities available to residents. The beautifully maintained gardens extend to approximately seven acres and include manicured lawns, mature trees, a croquet lawn and tennis court. Residents also enjoy use of the indoor swimming pool housed within the property's attractive Victorian style orangery, together with gym facilities, sauna, pool and table tennis rooms. Fishing rights on the River Kent provide an additional feature rarely found with apartment living. A lift serving the upper floors provides additional convenience and accessibility for residents and visitors alike.

The property also benefits from allocated residents' parking together with ample visitor parking. Offering spacious

- Bright and spacious first floor apartment within an impressive Grade II listed country house
- Generous living room with large bay windows and lovely views over the grounds
- Breakfast kitchen with space for a dining table
- Three bedrooms, including two double bedrooms and a versatile single bedroom/study
- En suite shower room and bathroom serving the remaining accommodation
- Lift access serving the upper floors
- Set within approximately seven acres of beautifully maintained communal gardens and grounds
- Excellent communal leisure facilities including indoor swimming pool, gym, sauna and tennis court
- Further facilities including pool and table tennis rooms, croquet lawn and fishing rights on the River Kent
- Allocated residents' parking together with ample visitor parking

WHAT3WORDS:///chat.micro.notched

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





HALLWAY

26' 7" x 4' 7" (8.10m x 1.39m)

SITTING DINING ROOM

20' 11" x 17' 5" (6.37m x 5.32m)

KITCHEN

14' 9" x 12' 11" (4.50m x 3.93m)

BEDROOM

18' 1" x 11' 4" (5.52m x 3.45m)

EN-SUITE

9' 1" x 5' 7" (2.76m x 1.69m)

BEDROOM

15' 9" x 10' 8" (4.80m x 3.26m)

BEDROOM

12' 0" x 8' 0" (3.65m x 2.44m)

BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m)

SERVICES

Mains electric, mains water, mains drainage

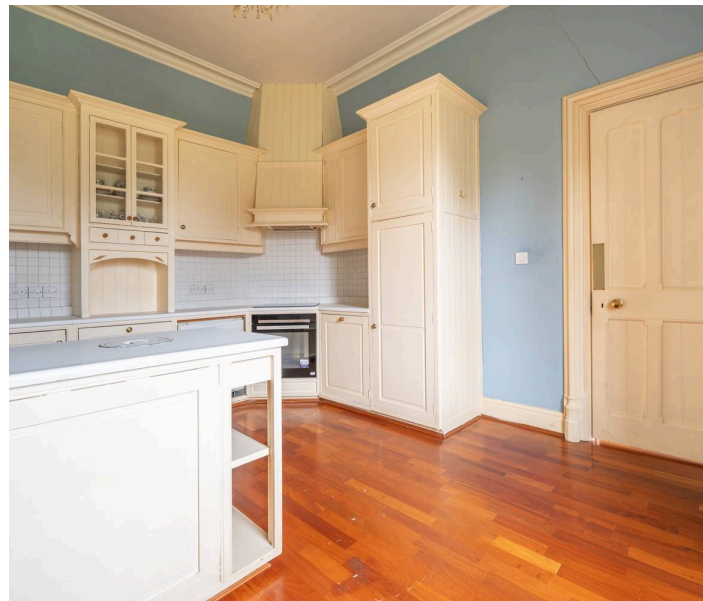
EPC RATING D

COUNCIL TAX BAND currently Band F

TENURE: LEASEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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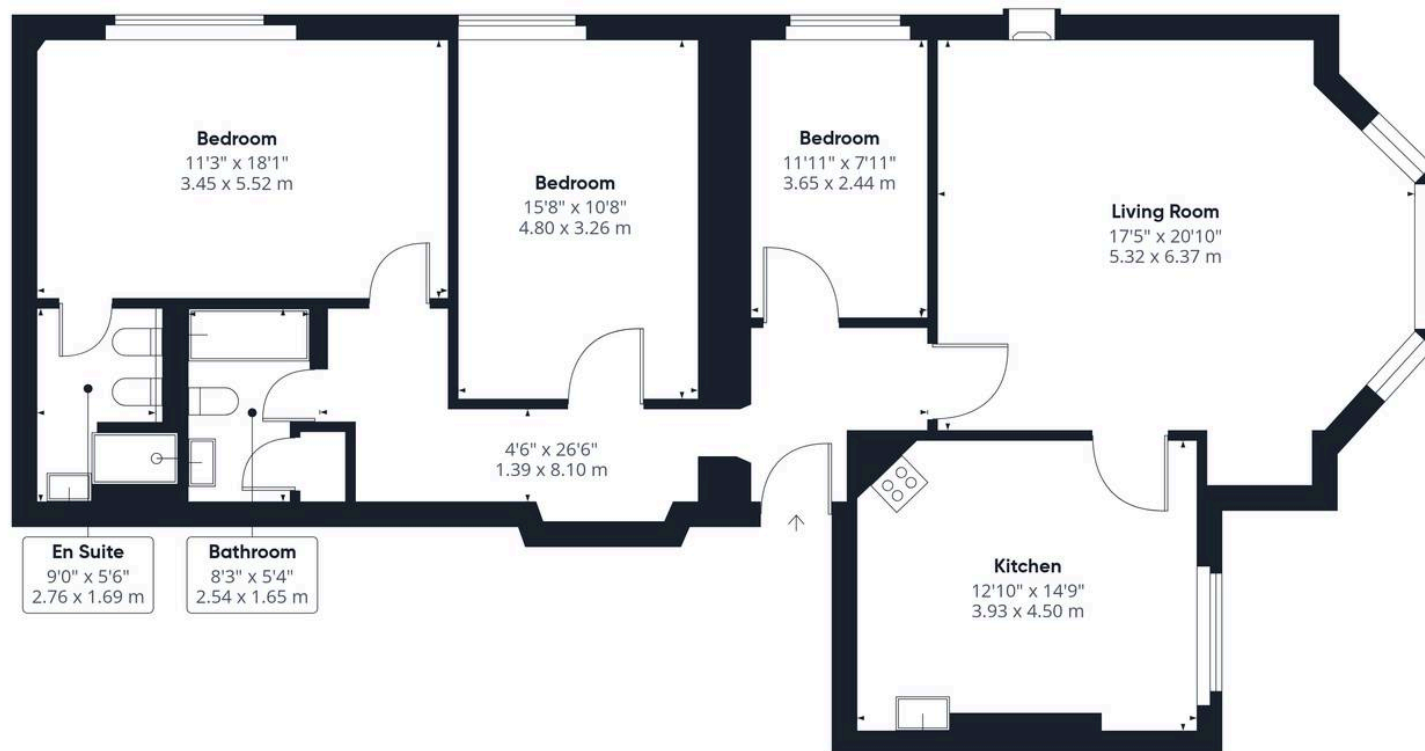
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Approximate total area⁽¹⁾

1270 ft²
118.1 m²

(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.

GIRAFFE360



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