HUNTERS®

HERE TO GET *you* THERE



The Penthouse,112 Highgate

Kendal, Cumbria, LA9 4HE

Offers Over £240,000

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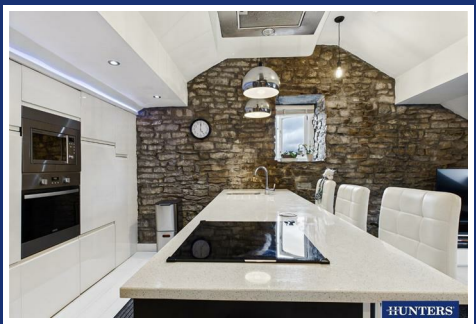
- Two Bed Penthouse Apartment
- Large Living/Dining Space
- Two Large Double Bedrooms
- Family Bathroom
- Town Centre Location & No Chain
- Beautful Presentation
- Open Plan to Kitchen
- One Ensuite
- Allocated Parking Space
- Council Tax Band C

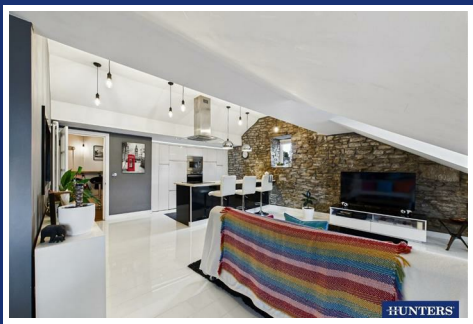
Tel: 01539 816399

The Penthouse, Highgate

Kendal, Cumbria, LA9 4HE

Offers Over £240,000







A beautiful penthouse apartment in the centre of the vibrant town of Kendal WITH PARKING, with exceptional finishes and design, and with wonderful rooftop views and beyond to Kendal Castle. Two large bedrooms, a delightful open plan kitchen and living area, two bathrooms, and dedicated parking space. This apartment is not to be missed!

You access the building via a secure intercom controlled door and enter into an impressive entrance, with a majestic spiralling staircase that sweeps up two floors to the apartment entrance. Once inside you find a welcoming entry and a place to leave coats and shoes. The turning staircase takes you to the penthouse level. A wide open landing awaits, with the current owners having developed it into a bar area offering a great entertaining space.

Then get ready for a real impact moment as you step into the main living space, where old meets new. A striking exposed stone wall contrasts with an ultra white polished vinyl floor, set against high ceilings that taper to the windows to the front elevation. A frameless high gloss kitchen with luxurious stone work surfaces is separated from the lounge area via a peninsula unit and breakfast bar. The living space is flexible, with ample space to allow for clear definition between lounge and dining areas.

Onwards to the bedrooms, you will find an ensuite double to the rear of the apartment complete with Juliet Balcony offering wonderful roof top views to Monument Hill. The second bedroom is located just past the family bathroom and is a real statement room with high ceilings, exposed stone walls and views to the front street and onwards to Kendal Castle.

There is an abundance of all important storage in the property with a laundry room tucked off the landing, deep wardrobe space in the main bedroom, eves storage, and a cloakroom at the entrance. And for bigger items there is a communal space in the cellar. Finally. to the rear of the building you will find an allocated parking space.

Secure Access to the Building
The building has secure access, controlled by Intercom, with the door positioned to the side of the building and under cover. There are four apartments in total, with access to the penthouse being on the second floor. Passing through the front door you are met with a grand spiral staircase that curves it way upwards alongside exposed stone work.

Entrance
On stepping through the front door you come to an entry level, a place to hang coats and kick of shoes and with a storage cupboard for hiding away household items. A turning staircase then takes you up to the main accommodation.

Landing
The stairs lead you to a large landing area, where the current owners have created a wonderful social space, including an impressive bar area with oak worktops, a disco ball and clever lighting. There are glass cabinets, an undercounter fridge and freezer, and access to a large laundry and storage area under the eaves.

Kitchen Area
On stepping into the main living accommodation, you encounter a real 'wow' moment as you are struck by the vaulted ceiling, a feature exposed stone wall elevation, and a stylish high gloss white floor. The kitchen area comprises of high-gloss frameless cabinets, where a row of floor to ceiling cabinets hide away a fridge, freezer and ample storage units and are finished off with a centrally inset electric oven and built in microwave. The off-white cabinets contrast with the deep black of the peninsular unit which projects off from the stone side wall, a design feature that provides a clear definition of kitchen from lounge space. White granite work surfaces add a note of luxury and there is an inset sink and drainer and a ceramic hob with overhead chimney. You will also find a built in dishwasher.

Lounge Area
The other side of the peninsular provides a breakfast bar for informal dining with three bar stools. In the lounge area there is plenty of space for a sofa and flexibility for entertaining - the current owners having hosted dinners clubs in the space for up to 12 people. Natural light comes from the two street facing windows and the dramatic lighting pendants that hang from the high ceiling. Another delightful design addition are the column radiators that you find all around the apartment.

Dining Area
In the far corner of the room is an intimate dining area with glass windows which wrap around the stairwell providing natural light to the landing.

Bedroom One
Located at the back of the apartment, the main feature of this room is the Juliet Balcony to the rear elevation that opens out onto roof top views, a lovely old church, and greenery in the further distance. There is useful storage into the eaves and access to the ensuite.

Ensuite
With large format contrasting tiles on the floor and elevations, this contemporary bathroom comprises of a 'P' shaped bath with shower over and glass shower screen, a wall mounted wash-hand basin, a low level back-to-the-wall WC and a chrome towel rail.

Bedroom Two
This is a very large bedroom with high ceilings that taper down to dual font facing windows offering roof top views and to Kendal Castle. The space is generous and highly flexible allowing all sorts of configurations. The exposed stone wall and deep storage wardrobe are great additional features.

Family Bathroom
Repeating the tiling format of the ensuite, the bathroom is accessed from a private inner hall and features a large shower cubicle, wash-hand basin set in a vanity unit, low level WC, and chrome towel rail.

Laundry Room
Accessed from a low door off the landing and bar area, the owners have created a laundry room tucked away in the eaves, with space and plumbing for a washing machine and a condensing dryer, and plenty of additional room for storing sundry items.

Parking
Being town centre, parking is essential and there is a dedicated space in the private carpark to the rear.

Cellar
Another useful addition for storing larger outdoor items. Accessed from the ground floor communal entrance and shared informally between the four apartments.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Lease Details
Long lease of 999, beginning in 2015.

Floorplan


HUNTERS
HERE TO GET you THERE
Bedroom One
16'4" x 10'10"
4.98 x 3.32 m
Ensuite
11'1" x 5'1"
3.39 x 1.56 m
Laundry Room
8'4" x 9'6"
2.56 x 2.91 m
Landing & Bar Area
6'4" x 12'4"
1.94 x 3.78 m
Inner hall
5'2" x 3'4"
1.58 x 1.03 m
Bathroom
4'7" x 9'0"
1.41 x 2.77 m
Bedroom Two
15'8" x 16'6"
4.79 x 5.04 m
Open Plan Lounge, Kitchen, Dining
23'3" x 16'6"
7.09 x 5.03 m
Approximate total area(1)
1230 ft²
114.3 m²
Reduced headroom
209 ft²
19.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



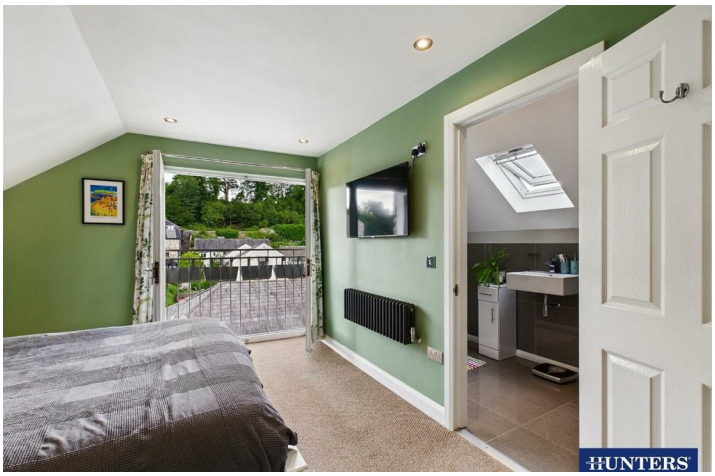




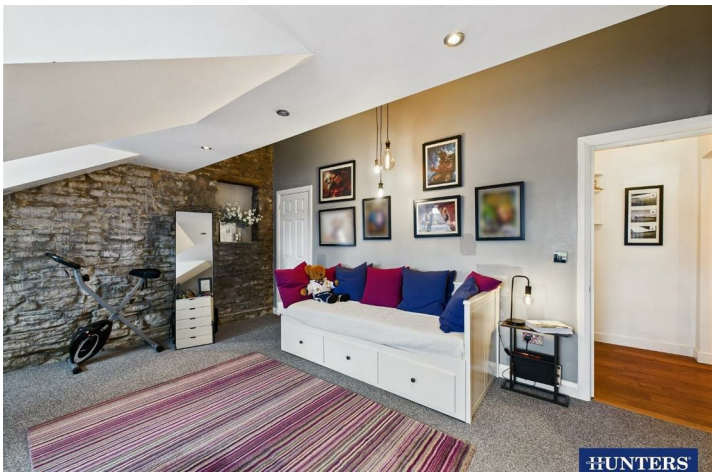


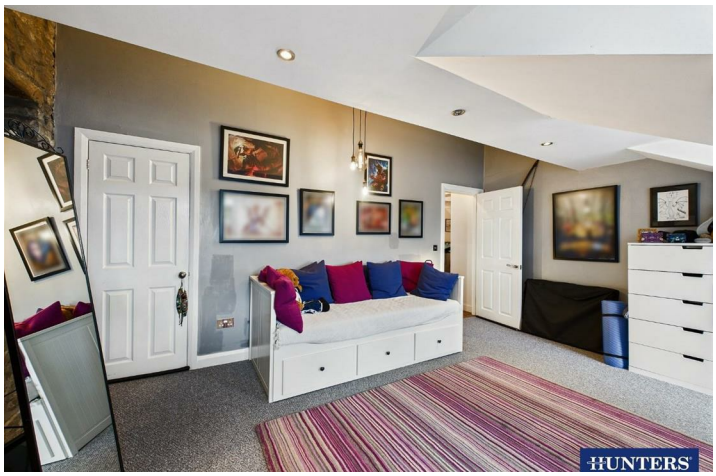










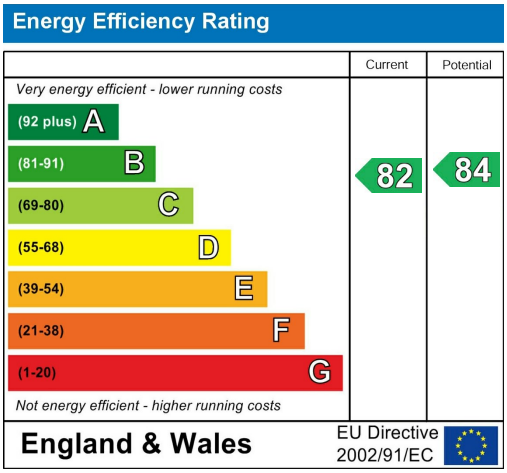


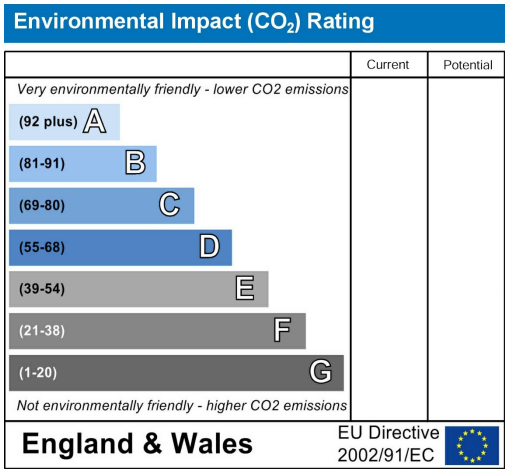






Energy Efficiency Graph

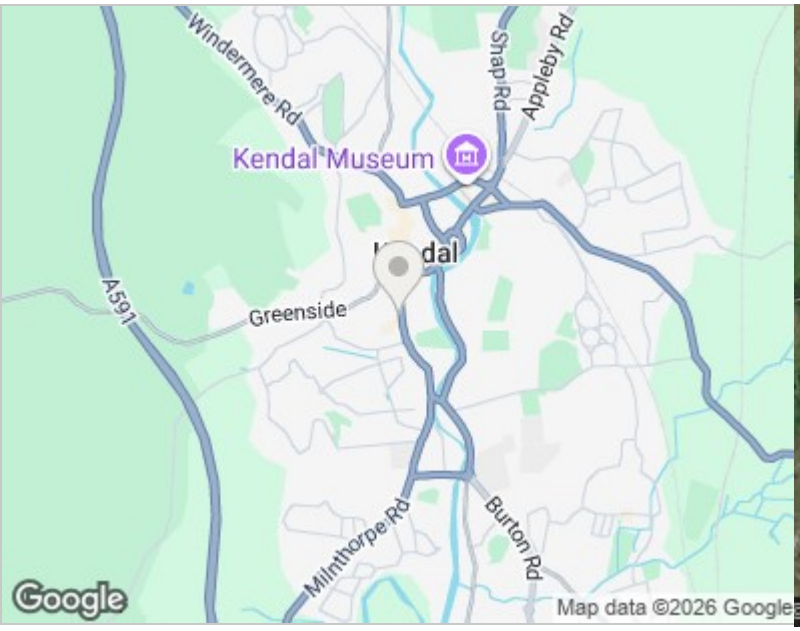




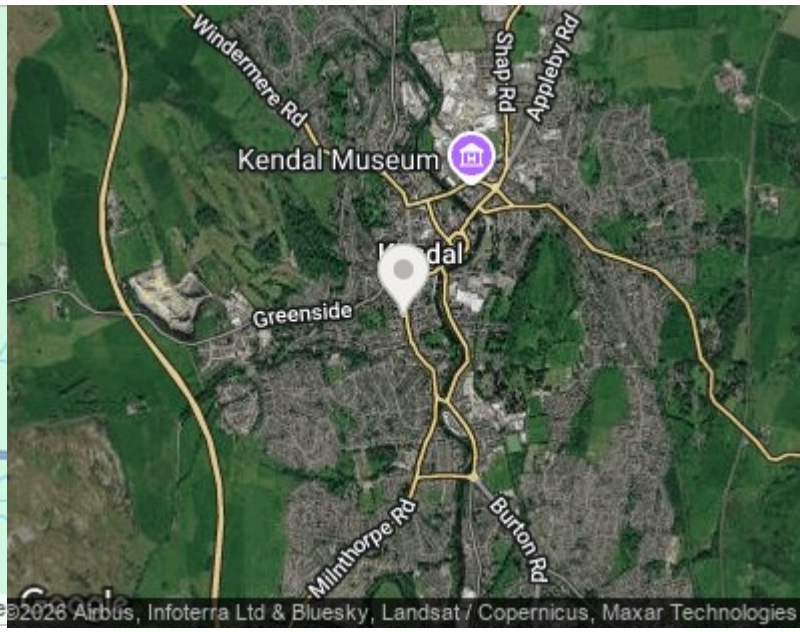
Viewing

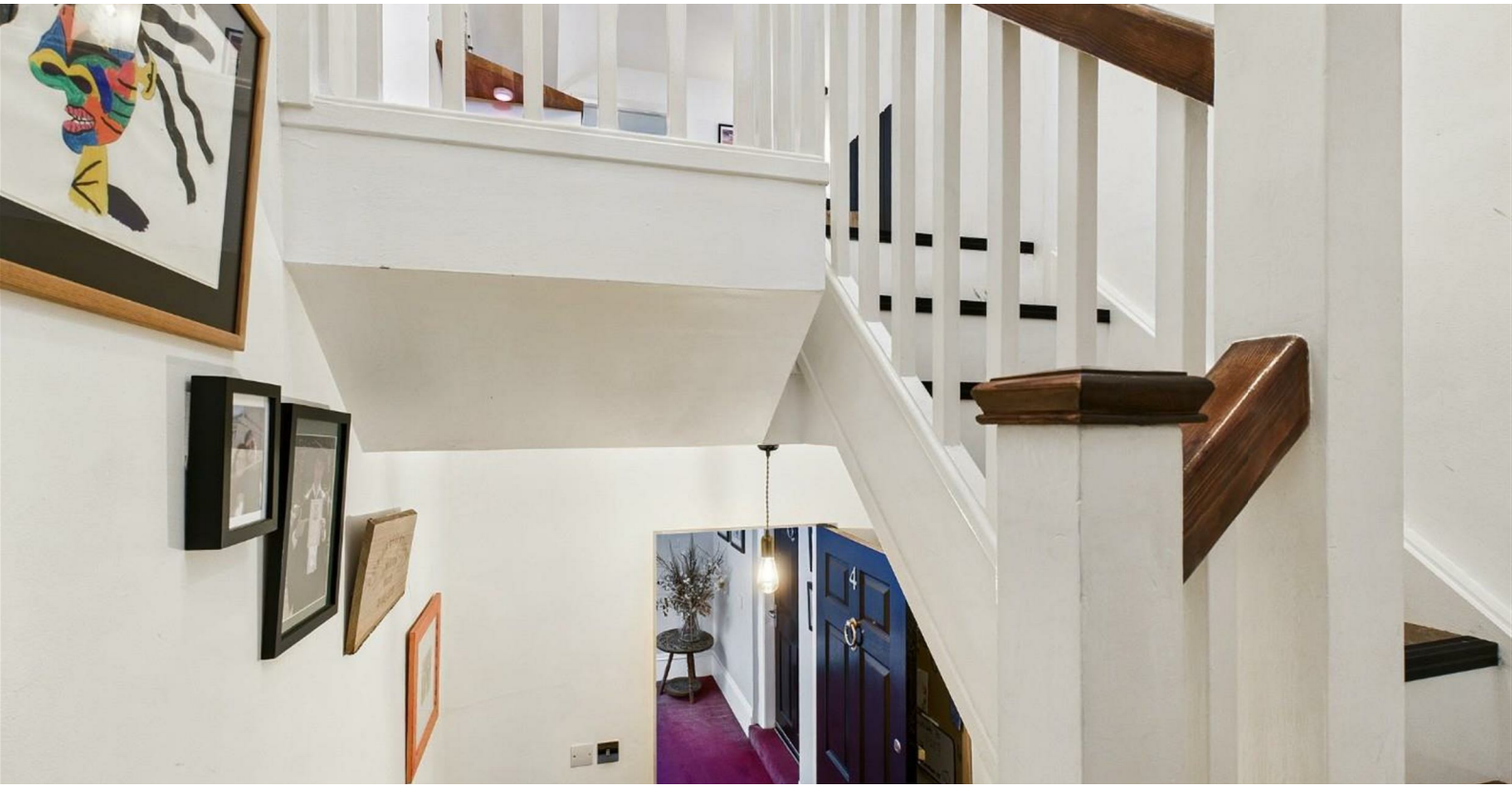
Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman