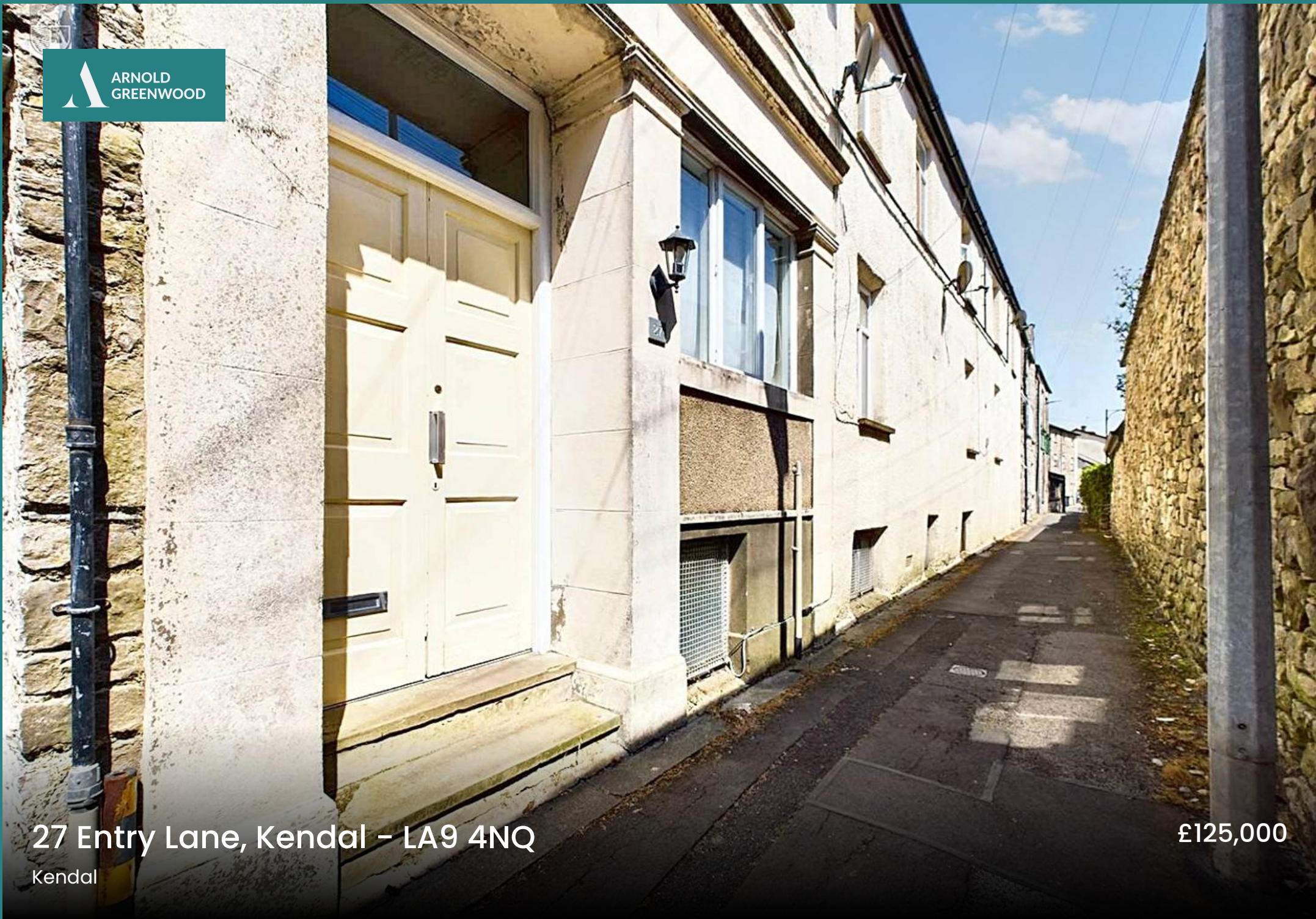




27 Entry Lane, Kendal – LA9 4NQ

Kendal

£125,000

27 Entry Lane

Kendal, Cumbria

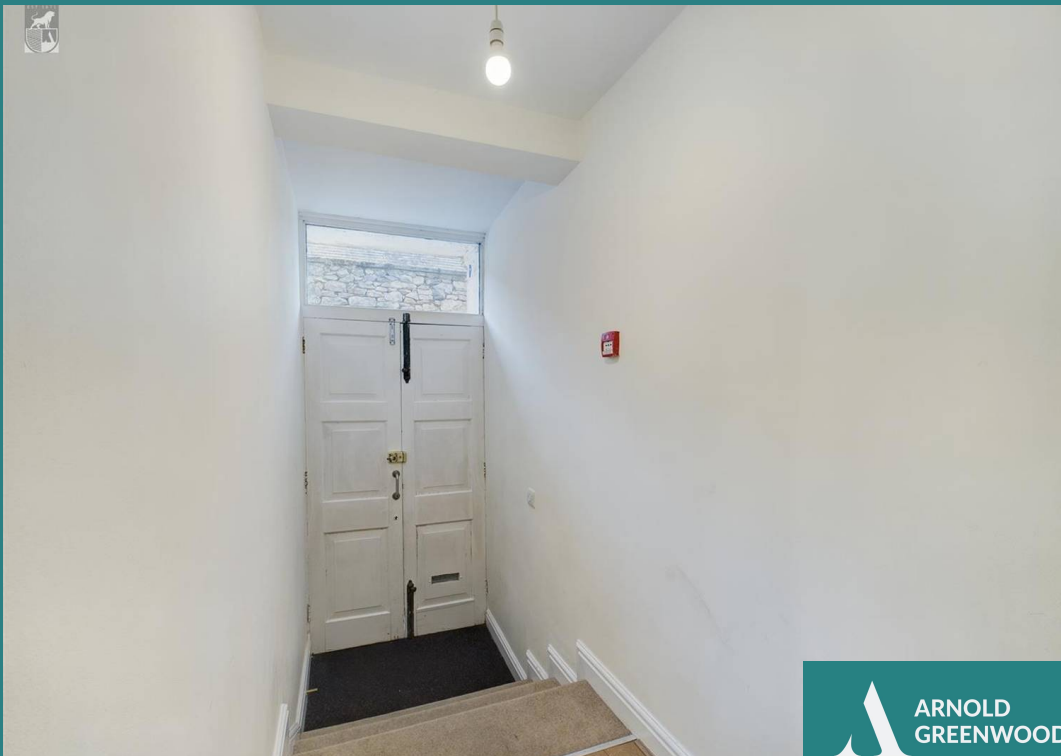
A deceptively spacious ground-floor apartment, ideally situated in the heart of Kendal town centre. Finished to a modern standard throughout, this well-proportioned apartment offers comfortable and convenient living, with all local amenities just a short walk away.

Set amongst Kendal's vibrant array of shops, restaurants, and pubs, the property also benefits from nearby attractions including the Brewery Arts Centre, Abbot Hall Park, the Museum, and the Art Gallery.

Excellent transport links are nearby, with both a bus station and a railway station within the town, offering connections to the mainline at Oxenholme. For those who enjoy the outdoors, the Lake District and Yorkshire Dales National Parks are both easily accessible, making this an ideal home or investment in a well-connected and desirable location.

Energy Efficiency Rating: B





Entrance

From Entry Lane, the double entrance doors lead into the hall.

Hall

An L-shaped hall with doors to the lounge/diner, bedrooms, and bathroom.

Living Room

18' 2" x 12' 10" (5.54m x 3.91m)

This spacious room has open access to the kitchen and two double-glazed windows.

Kitchen

13' 6" x 4' 11" (4.11m x 1.50m)

The fitted kitchen has a range of storage cupboards with complementary butcher block effect worktops, a sink with a mixer tap, an integrated oven, a hob with an extractor fan over it, and space for an undercounter fridge. There is a wall-mounted Worcester boiler and a deep-sill double-glazed window.

Bedroom One

12' 9" x 10' 8" (3.89m x 3.25m)

A double room with a deep-sill double-glazed window.

Bedroom Two

9' 4" x 8' 3" (2.84m x 2.51m)

A further double room with a deep-sill double-glazed window and a built-in storage cupboard below.

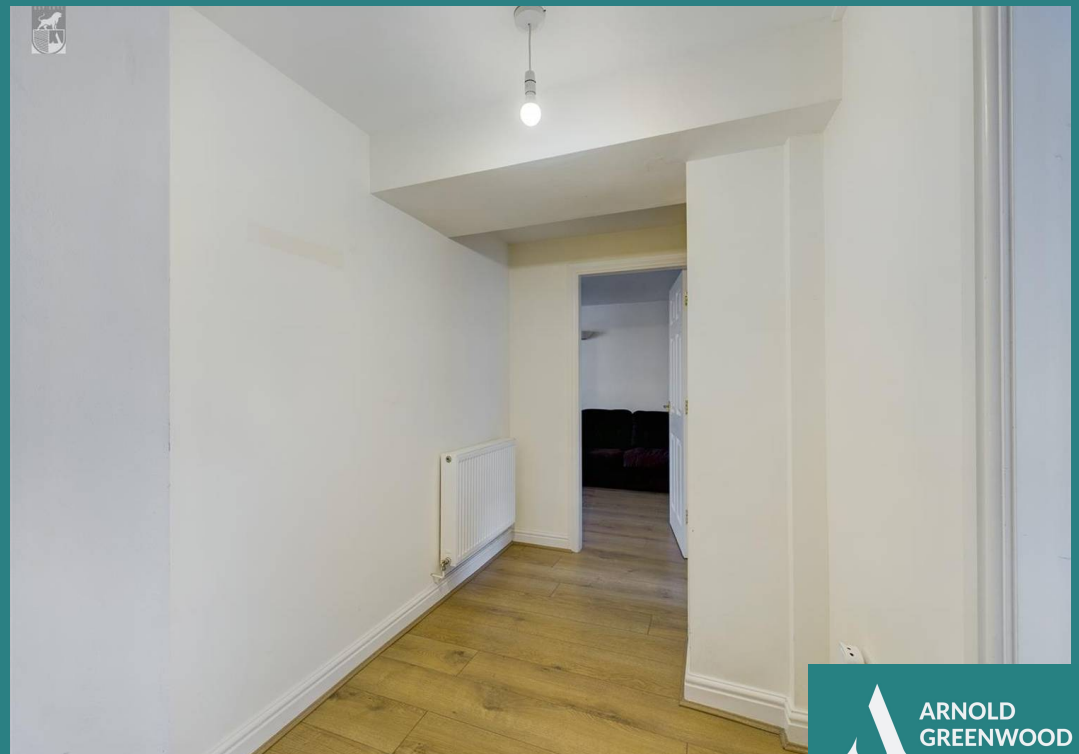
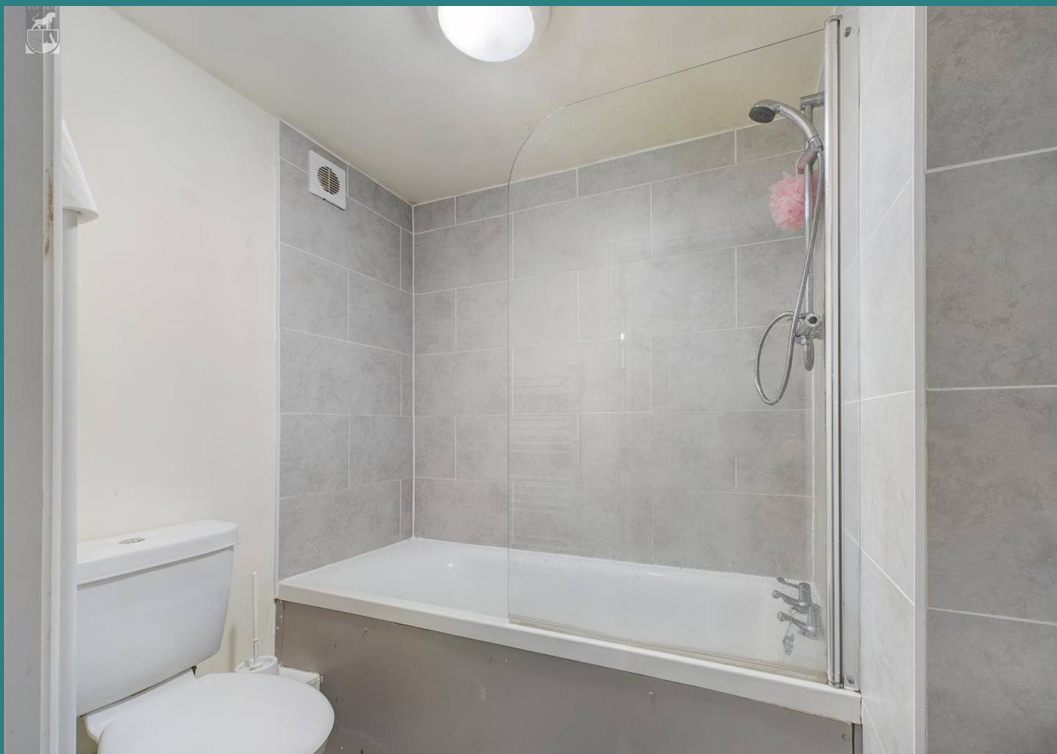
Bathroom

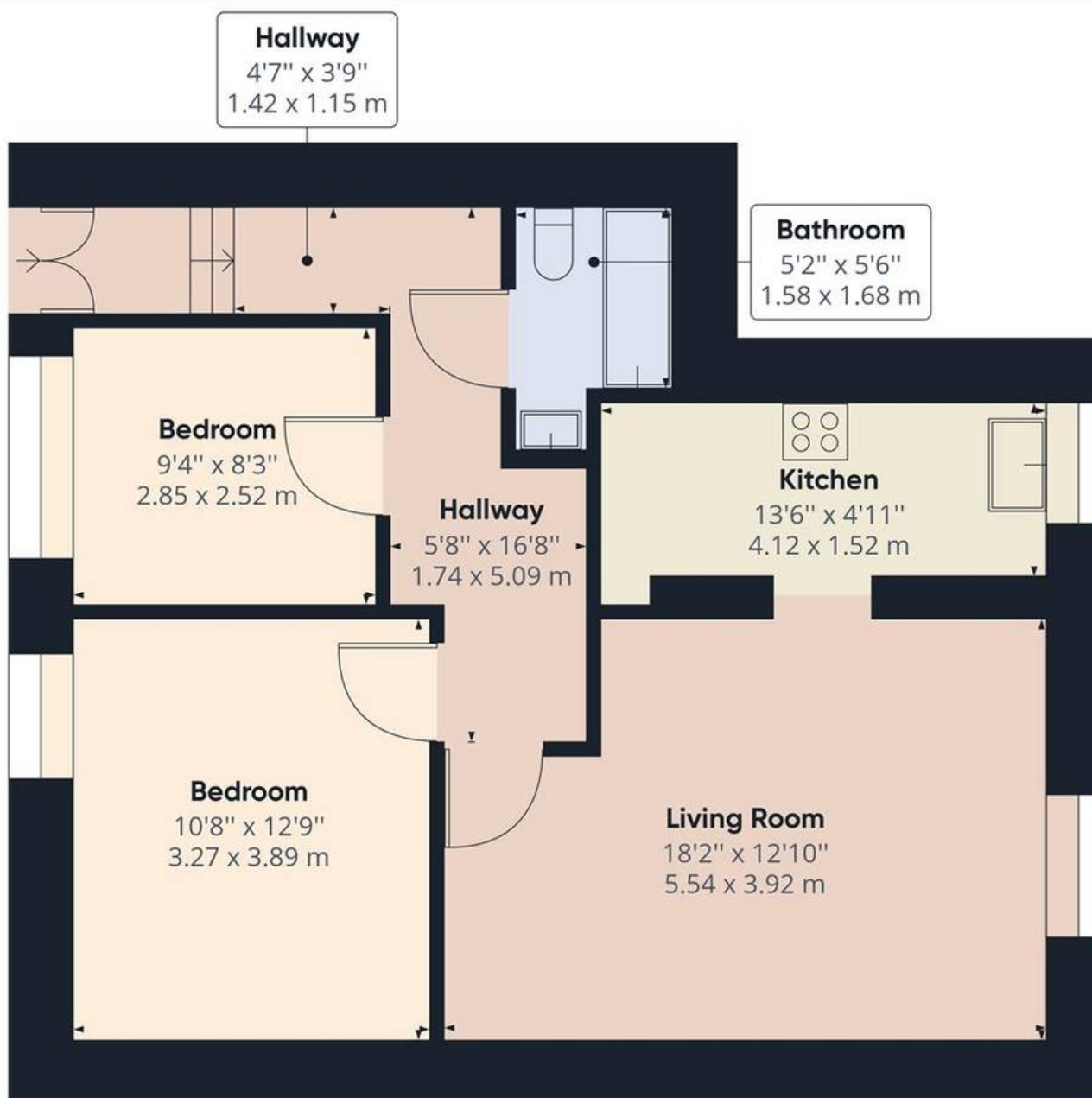
5' 6" x 5' 2" (1.68m x 1.57m)

The suite comprises a bath with shower over and screen, a pedestal wash hand basin, and a close-coupled w.c. There is also a heated towel rail.









Approximate total area⁽¹⁾

673.89 ft²

62.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.