



1 Kentfield House Aynam Road, Kendal

Kendal

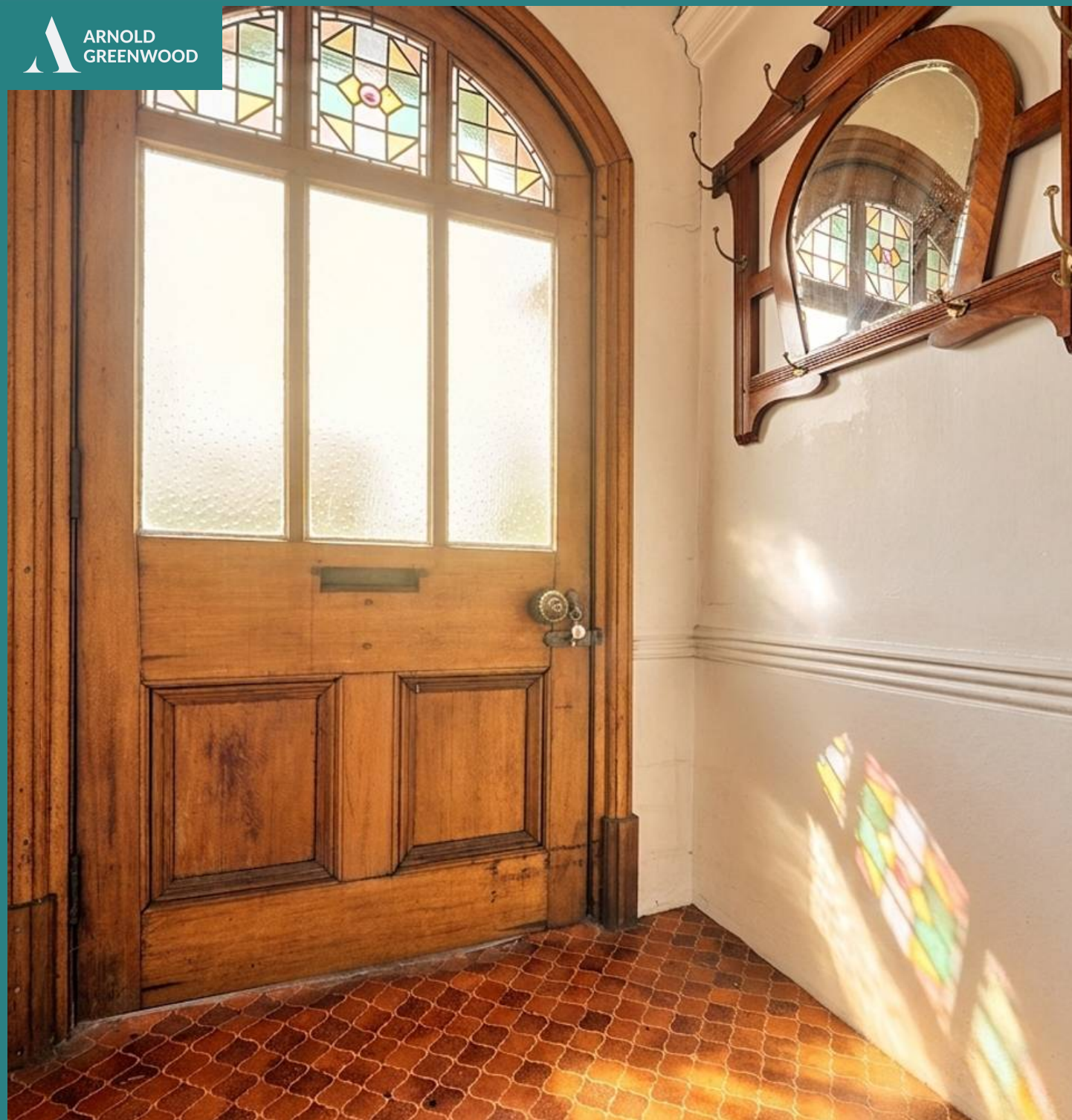
£125,000

1 Kentfield House Aynam Road

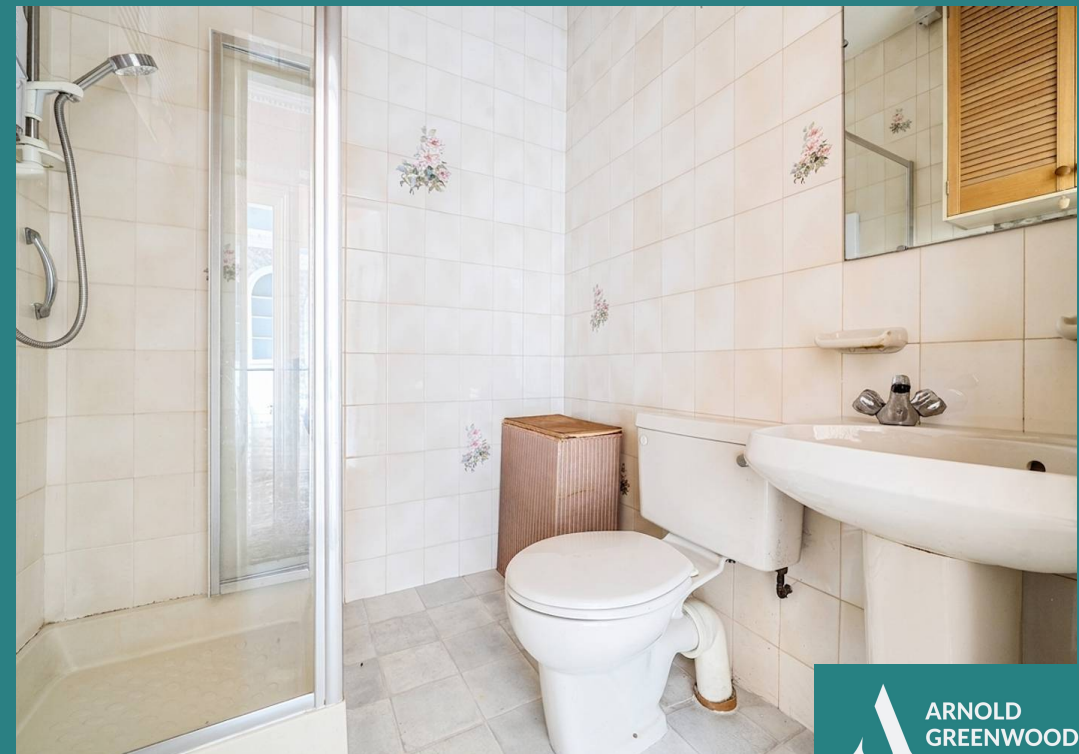
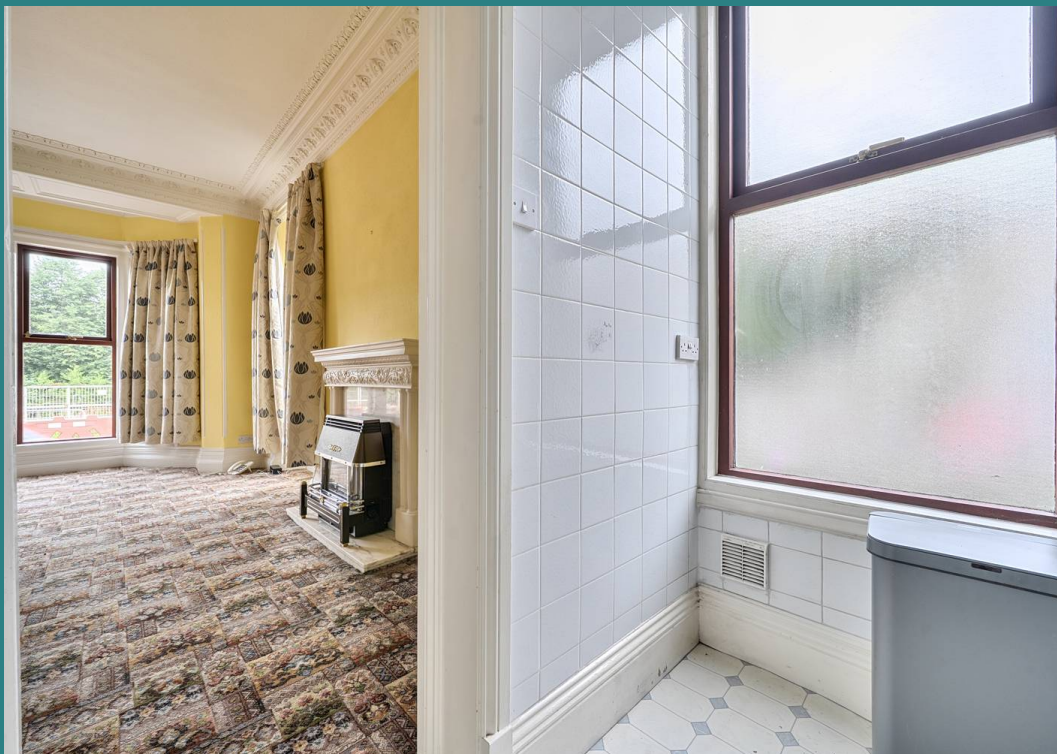
Kendal

Situated in a prime central location for Kendal and the South Lakes, this charming ground floor apartment presents an excellent opportunity for buyers seeking a characterful home with scope for modernisation. Elevated above the River Kent, the property enjoys picturesque views and convenient access to the vibrant amenities of Kendal town. The attractive period stone facade is complemented by striking bay windows, while the private front entrance leads into a generously proportioned interior. The apartment features one spacious bedroom, high ceilings with ornate cornicing, and large windows that flood the rooms with natural light. The decorative period fireplaces and ample built-in storage add to the sense of traditional elegance, offering both comfort and practicality. This property is ideal for those wishing to create a bespoke home in a sought-after location.

Externally, the apartment benefits from off-road parking via a gravel driveway, providing a rare advantage for a property so centrally situated. The setting enjoys an elevated aspect, affording delightful views across the River Kent and the surrounding townscape. The grounds are well-maintained, with mature planting that enhances the sense of privacy and seclusion. This property represents a unique combination of period charm, generous proportions, and enviable location, making it a highly desirable prospect for discerning buyers.







PARKING

1 Allocated parking space

PROPERTY DETAILS

Lease Term – 999 years from 1 August 1986 (this lease extension completed on 23 July 2026)

Ground Rent - peppercorn

Service Charge - £300.00 per quarter

EPC Rating - D

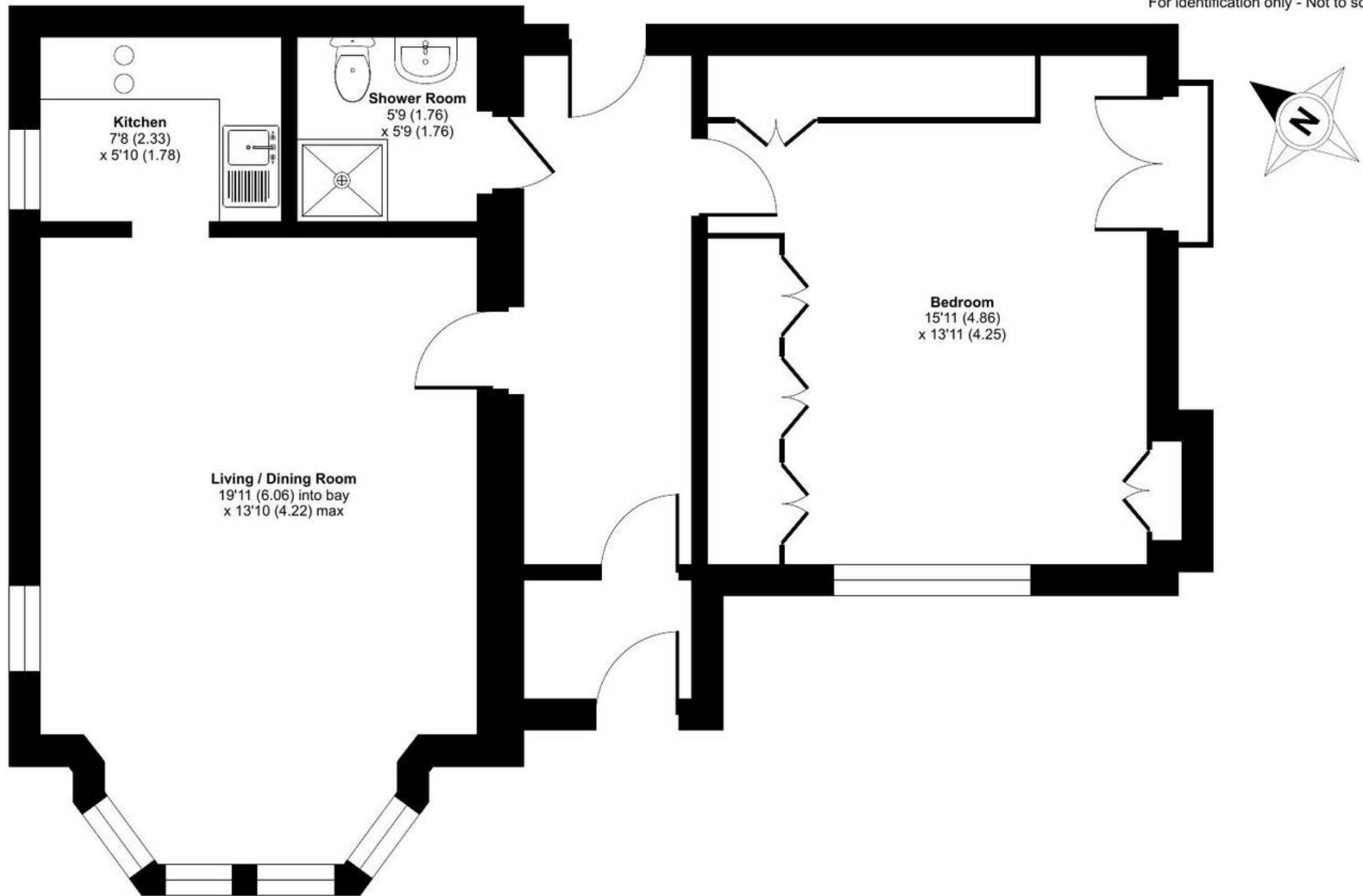
Council Tax Banding - B



Kentfield House, Aynam Road, Kendal, LA9

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Arnold Greenwood Estate Agents. REF: 1497696



Arnold Greenwood Estate Agents

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

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

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