



104 Elleray Gardens, Windermere  
£170,000



## 104 Elleray Gardens

Windermere, Windermere

A newly decorated and carpeted first floor retirement apartment exclusive for those aged 55 years and over. The apartment is centrally located in Windermere village convenient for the local amenities which include public transport services, Booths supermarket, Boots the chemist, a variety of shops, cafes and restaurants, a bank, post office and church to name a few and is situated within easy reach of the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

The apartment provides secure living arrangements and briefly comprises of a ground floor private entrance hall leading up a landing. The first floor offers a hall with airing cupboard and cloaks/storage cupboard, sitting/dining room, recently modernised kitchen, two bedrooms and a shower room. There is an emergency call system in place which alerts a central control system and there is also an intercom system which allows the front door to open without having to come downstairs to meet visitors/guests. The property benefits from double glazing and electric heating.

The communal areas include a residents lounge, a laundry room, a guest suite for overnight visitors and a landscaped garden that provides a charming sitting area with a pond. There is development residents parking.

There is no upper chain.

## GROUND FLOOR

### ENTRANCE HALL

Dimensions: 4' 0" x 2' 10" (1.22m x 0.87m). Double glazed door.

## FIRST FLOOR

### SITTING/DINING ROOM

Dimensions: 20' 1" x 9' 9" (6.14m x 2.98m). Two double glazed windows with pleasant views, electric radiator, electric fireplace.

### KITCHEN

Dimensions: 9' 8" max x 5' 9" max (2.96m x 1.77m). Double glazed window, base and wall units, stainless steel sink, induction hob with extractor hood over, fridge, built in oven and plumbing for washing machine.

### BEDROOM

Dimensions: 11' 9" max x 9' 4" max (3.60m x 2.87m). Double glazed window, electric radiator, built in cupboard.

### BEDROOM

Dimensions: 10' 11" x 6' 7" (3.35m x 2.03m). Double glazed window with pleasant views, electric radiator.

### SHOWER ROOM

Dimensions: 7' 5" max x 5' 5" max (2.27m x 1.66m). Double glazed window, electric panel heater, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with electric shower fitment, extractor fan, tiling to walls, fitted mirror.

### HALL

Dimensions: 9' 7" max x 6' 2" max (2.93m x 1.89m). Built in cloaks and storage cupboard, built in airing cupboard housing hot water heater, recess spotlights, entry phone.

### LANDING

Dimensions: 3' 7" x 2' 11" (1.10m x 0.89m). Recessed spotlights.





## OUTSIDE

There are pleasant communal gardens which are landscaped with well established borders and various seating areas.

## PARKING

Residents and visitor parking.

## EPC RATING C

## SERVICES

Mains electricity, mains water, mains drainage.

## COUNCIL TAX: BAND B

## TENURE: LEASEHOLD

## LEASE LENGTH: 150 YEARS FROM 1987

## SERVICE CHARGE: £180.67 PER MONTH

Included in the service charge- The Estate Manager/Warden, Buildings Insurance, Window Cleaning, Cleaning of communal areas, Maintenance contracts for emergency lighting and fire equipment and lift, Property repairs fund, Management costs.

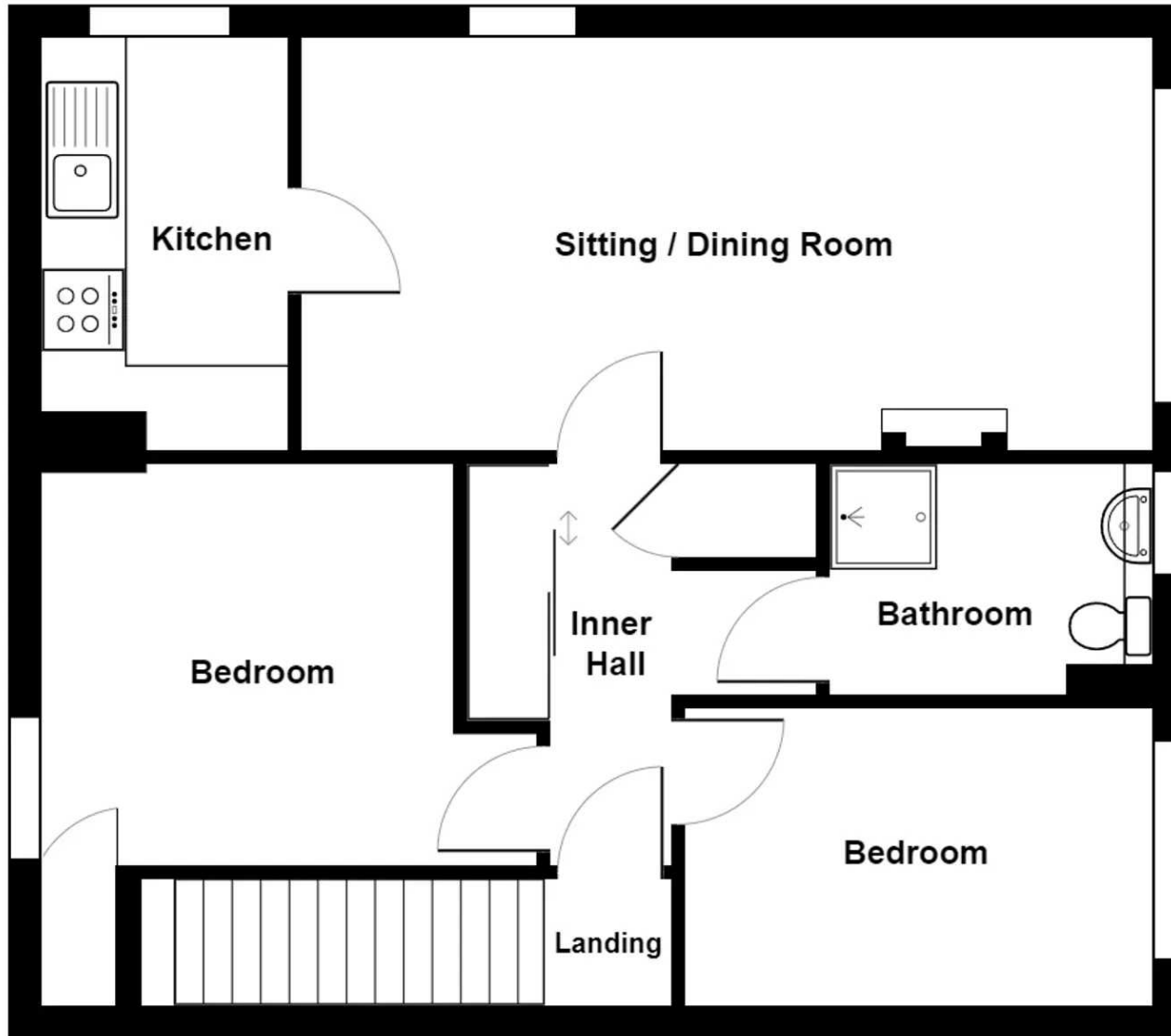
There is also a deferred payment charge calculated at 0.75% of the purchase price. The amount is payable per annum but most people defer this payment until they sell the property. This payment contributes to the sinking fund of the property which covers major repairs and renewals.

## DIRECTIONS

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road, turn right on to College Road then immediately right into the Elleray Gardens development. Number 104 is located in the apartment block situated to the left of the main development block.

## WHAT3WORDS: auctioned.doing.motels





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Total Area: 55.7 m<sup>2</sup> ... 599 ft<sup>2</sup>



For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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