



Eaves Attic, 45a Quarry Rigg, Bowness-On- Windermere
£225,000





Eaves Attic, 45a Quarry Rigg

Bowness-On- Windermere

45a Quarry Rigg is a modern purpose built apartment conveniently located in the heart of Bowness-on-Windermere offering easy access to all the local amenities including shops, restaurants, bars and the lake shore all being within walking distance of the property.

The well presented apartment is located on the second floor and comprises open plan living/dining/kitchen area, two bedrooms and a bathroom. The property also benefits from double glazing and splendid lake and fells views from the living room and bedroom.

The property will make an ideal investment purchase for either long term let or holiday let, private second home or first time buy.

- Second floor apartment
- Open plan living/dining/kitchen area
- Two bedrooms
- Bathroom
- Lake and fell views
- Double glazing
- Central location
- Road links to the M6 Motorway
- In the heart of the Lake District National Park
- Ideal home, additional residence or investment

SECOND FLOOR

LIVING ROOM/KITCHEN

15' 9" x 14' 7" (4.79m x 4.44m)

Both max. Two double glazed windows, storage heater, good range of base and wall units, stainless steel sink, integrated oven, hob with extractor/filter over, space for fridge freezer, integrated dishwasher, tiled splashback, recessed spotlights.

BEDROOM

10' 4" x 10' 1" (3.16m x 3.08m)

Both max. Double glazed window, storage heater.

BEDROOM

9' 4" x 8' 2" (2.85m x 2.49m)

Both max. Double glazed window, storage heater.

BATHROOM

6' 4" x 6' 2" (1.94m x 1.87m)

Both max. Double glazed window, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, fully tiled walls, built in airing cupboard housing hot water cylinder.

HALLWAY

14' 5" x 3' 6" (4.40m x 1.06m)

Both max. Loft access, built in cupboard.





PARKING

Communal off road parking.

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: Business Rates

TENURE:LEASEHOLD

LENGTH OF LEASE:

999 YEAR LEASE FROM SEPTEMBER 1995

SERVICE CHARGE: £2017 per annum

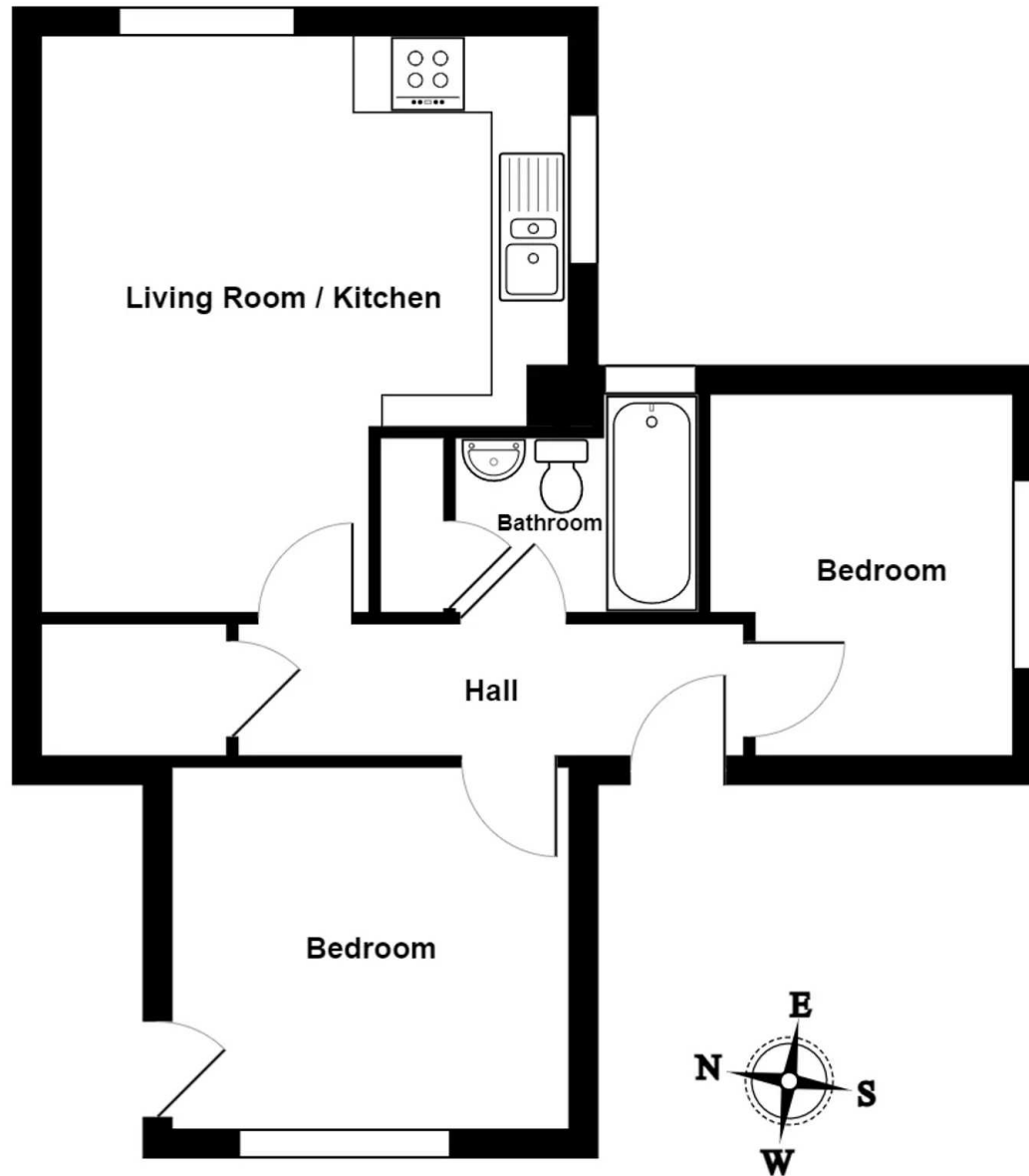
GROUND RENT: £30 per annum

DIRECTIONS

From Windermere proceed on New Road continuing on to Lake Road into Bowness. Turn right onto Longlands road and follow the road round to the left onto Quarry Rigg and left again round the back of the development and 45a can be found on the left.

WHAT3WORDS:ferruing.ruled.front





Second Floor

45a Quarry Rigg, Bowness-on-Windermere

Total Area: 43.8 m² ... 472 ft²

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