



1a Lake Road, Ambleside  
£498,000



Your Local Estate Agents **Thomson Hayton Winkley**





## 1a Lake Road

Ambleside, Ambleside

A recently renovated well proportioned maisonette centrally located within the heart of Ambleside village with pleasing views from the front aspect. The village offers many amenities which include a variety of cafes, restaurants, shops and a cinema to name a few. Ambleside also has excellent bus services and offers easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

The immaculately presented accommodation, which is laid to three floors, offers an excellent kitchen, sitting/dining room, and inner hall with cloakroom to the ground floor, a cinema room/third bedroom, inner landing and impressive four piece bathroom on the first floor and a landing and two further double bedrooms on the second floor. The property has a combination of double and single glazing, has gas central heating and is offered for sale with no upper chain.

This fantastic property would make an ideal permanent home, second home or holiday let business investment with all fixtures and fittings being included in the sale.



- Maisonette apartment
- Excellent modern kitchen
- Sitting/dining room
- Two double bedrooms
- Cinema room/third bedroom
- Four piece bathroom and cloakroom
- Partial double glazing and gas central heating
- Utility store and parking space
- Central location in popular Lakeland village
- No upper chain

## GROUND FLOOR

### KITCHEN

12' 0" x 8' 11" (3.65m x 2.71m)

Double glazed door, single glazed sliding sash window, traditional cast iron style radiator, excellent range of base and wall units, undermounted stainless steel sink to quartz worktops and upstands, built in oven and microwave, induction hob with extractor hood over, integrated fridge and dishwasher, recessed spotlights.

### INNER HALL

6' 6" x 4' 11" (1.99m x 1.49m)

Single glazed window, radiator, built in cupboards.

### CLOAKROOM

3' 5" x 3' 4" (1.04m x 1.02m)

Two piece suite in white comprises W.C. with concealed cistern and wash hand basin, rustic panelled feature walls, wall light.

### SITTING/DINING ROOM

13' 4" x 10' 1" (4.07m x 3.07m)

Double glazed window, traditional cast iron style radiator, recessed spotlights, picture rail, feature alcove.

## FIRST FLOOR

### LANDING

6' 6" x 4' 7" (1.99m x 1.40m)

Single glazed window, recessed spotlight.

### CINEMA ROOM/3RD BEDROOM

13' 3" x 8' 11" (4.05m x 2.72m)

Double glazed window with lovely views, radiator, recessed spotlights, cinema screen and projector.



**TENURE:** LEASEHOLD

**LEASE LENGTH:** 999 YEARS FROM 2005

**SERVICE CHARGE:** £0 payable. The insurance for the building is split with the freeholder and paid annually.

**GROUND RENT:** £50 PER ANNUM

**SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

**COUNCIL TAX- BUSINESS RATES**

**EPC RATING:** E





## YARD

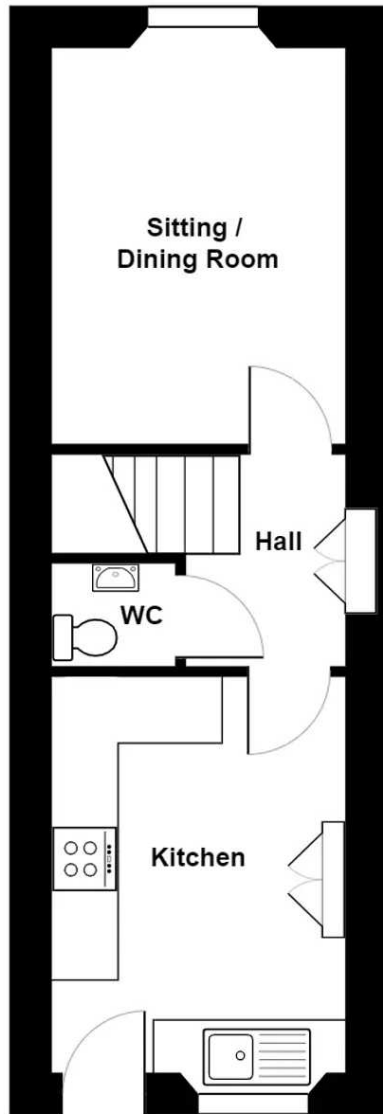
There is a utility store at the rear of the property with a timber door, light and power, plumbing for washer/dryer, space for freezer.

## OFF STREET

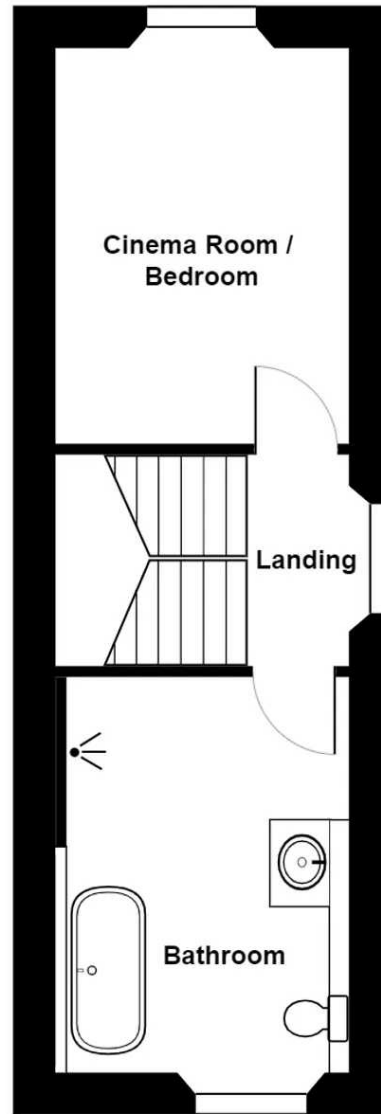
1 Parking Space

Parking is located on the access lane at the side of the building and is shared with The Picnic Box.

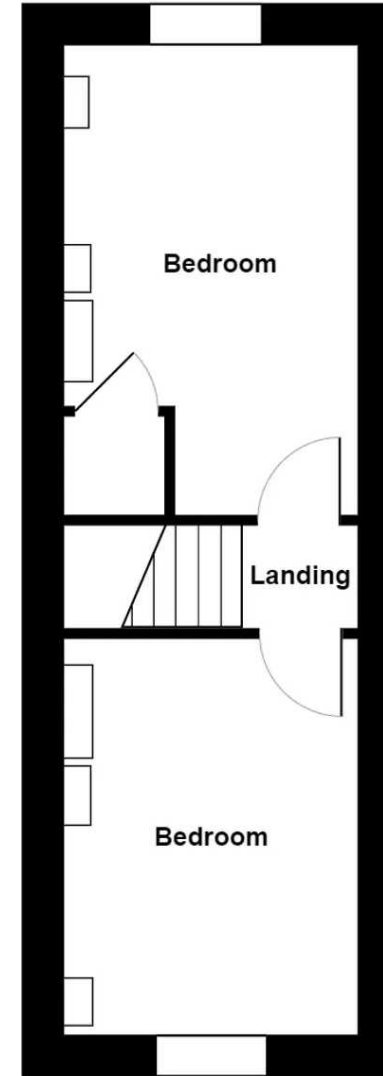




**Ground Floor**



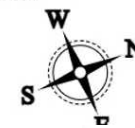
**First Floor**



**Second Floor**

1a Lake Road, Ambleside  
 Total Area: 75.3 m<sup>2</sup> ... 810 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

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



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