



4 Craig Court, Windermere  
£295,000



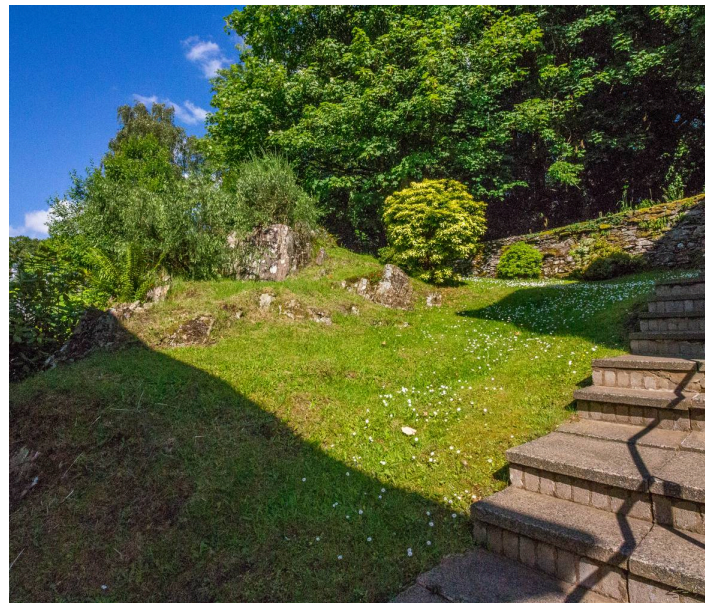


## 4 Craig Court, Windermere

Positioned in a sought-after residential area, this apartment represents an opportunity to acquire an easily maintained, well-proportioned first-floor home. Conveniently situated between Windermere village and Bowness-on-Windermere giving you convenient access to of all the shops, bars, and restaurants, as well as the lake and great road links to the M6 motorway. Whether you prefer to dine out, shop for essentials, or enjoy a ramble, everything you need is within reach.

Step inside to discover a spacious living environment, a light and airy sitting room leads to the fitted kitchen diner which offers a seamless flow to the sunny balcony – the perfect spot to unwind and enjoy outdoor dining. There are three freshly redecorated and re-carpeted bedrooms, and the modern bathroom features a shower over the bath, providing both functionality and style. This home exudes a fresh ambience throughout and convenience is at the forefront with a garage and allocated parking for one vehicle to the front of the property.

Outside, the home boasts access to the pleasant rear garden. The property is being sold with no upper chain, offering a smooth transaction process for potential buyers. While holiday letting permits are not available, long-term lets are a viable option. Additional features include gas central heating and double glazing, ensuring warmth and energy efficiency all year round. This property seamlessly combines comfort, convenience, and modern living, making it an ideal choice for perspective buyers seeking a stylish and well-located home.



- Well proportioned first floor apartment
- Three bedrooms
- Fitted kitchen diner with access to the sunny balcony
- Modern bathroom with shower over the bath
- Recently redecorated and re carpeted
- Garage with allocated parking for one vehicle to the front
- Pleasant rear garden
- Being sold with no upper chain
- No holiday letting permits but long terms lets possible
- Gas central heating and double glazing





#### **SITTING ROOM**

15' 11" x 13' 3" (4.85m x 4.04m)

#### **KITCHEN**

12' 8" x 10' 8" (3.87m x 3.24m)

#### **BEDROOM**

13' 11" x 8' 11" (4.23m x 2.71m)

#### **BEDROOM**

10' 4" x 6' 11" (3.16m x 2.12m)

#### **BEDROOM**

10' 2" x 8' 4" (3.09m x 2.55m)

#### **BATHROOM**

6' 11" x 4' 11" (2.12m x 1.49m)

#### **EPC RATING D**

#### **COUNCIL TAX BAND C**

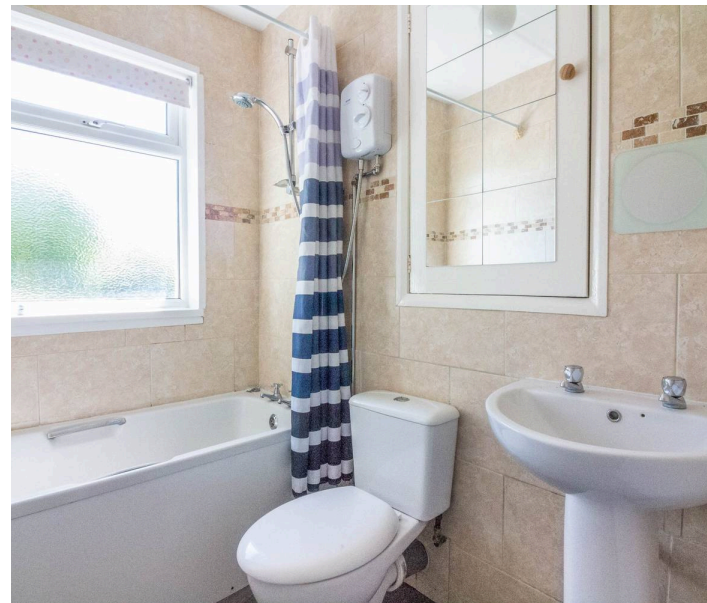
**TENURE:** Leasehold

**SERVICES** Mains electric, gas, water, drainage

**DIRECTIONS:** From Windermere proceed south down New Road and on to Lake Road. Turn left on to Craig Walk and follow the road to find the entrance to Craig Court located at the first left after Annisgarth Drive. **WHAT3WORDS:** alas.geek.this

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





Ground Floor



Floor 1

**Approximate total area**

864.56 ft<sup>2</sup>  
80.32 m<sup>2</sup>

(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**

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