



Apt 1, The Royal Church Street, Bowness-On-Windermere  
£425,000



## Apartment 1

### The Royal Church Street

A well proportioned apartment forming part of in a prestigious development in the heart of Bowness-on-Windermere. The apartment offers easy access to all the local amenities including a variety of shops, restaurants, bars, local transport services and Windermere Lake. Introducing an exceptional opportunity to own a luxurious 2 bedroom apartment located in the heart of the town centre. This exquisite property offers a blend of contemporary design and comfort, making it a highly sought-after residence in a vibrant urban setting. Residents will find a light and airy sitting room, awash with natural light to create a welcoming ambience. The large windows equipped with double glazing ensure a peaceful living experience while providing a view of the bustling town below. The modern kitchen diner, a focal point of the apartment, boasts sleek finishes and top-of-the-line appliances, perfect for culinary enthusiasts and entertaining guests.

The two double bedrooms offer ample space for relaxation and rest, each designed to cater to varying lifestyle needs. The main bedroom also offers an en-suite bathroom comprises a W.C., wash hand basin and walk in shower. The apartment is also complimented by a family bathroom which has a W.C., wash hand basin and bath with a shower over. The property's convenient location near local public transport links makes commuting a breeze, offering easy access to all the amenities the town has to offer.

For nature enthusiasts and outdoor lovers, the apartment is just a short walk away from the stunning Windermere Lake, presenting the perfect opportunity for leisurely strolls by the water and breathtaking views of the surrounding landscape. The apartment features a well-appointed three-piece bathroom, designed with elegant fixtures.

- Luxury first floor apartment (there is a lift to the apartment)
- Light and airy sitting room with doors to private patio garden
- Modern kitchen with integrated appliances
- Two double bedrooms
- Three piece bathroom and en-suite
- Private garden and communal gardens
- Designated secure underground parking space
- Located in the centre of bowness, walking distance to shops and amenities
- Close to local public transport links
- Local occupancy conditions apply

#### EPC RATING B

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX: BAND E

#### TENURE: LEASEHOLD

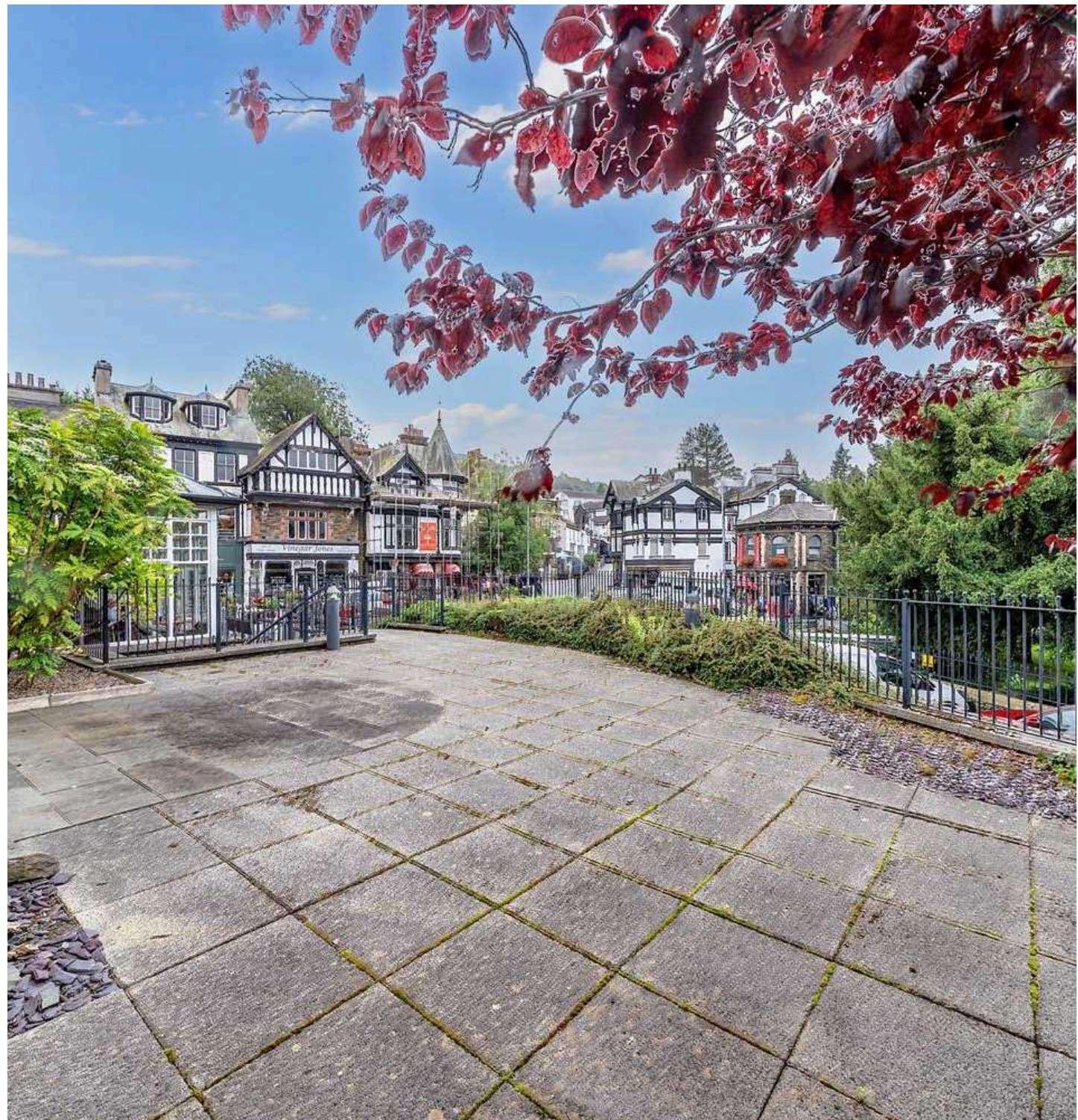
#### DIRECTIONS

Leave Windermere in the direction of Bowness along Lake Road. Upon reaching the mini roundabout take the second exit and immediately turn left (in front of Edge outdoor store) into St Martins Parade. The development is then situated on the left hand side with the pedestrian entrance being situated next to Costa through the private gate.

**WHAT3WORDS:**emulating.adhesive.region

#### 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.





**ENTRANCE HALL**

12' 5" x 3' 4" (3.79m x 1.01m)

**SITTING ROOM**

17' 1" x 15' 6" (5.21m x 4.73m)

**KITCHEN DINER**

18' 8" x 11' 8" (5.68m x 3.56m)

**BEDROOM**

13' 1" x 11' 6" (3.99m x 3.51m)

**EN-SUITE**

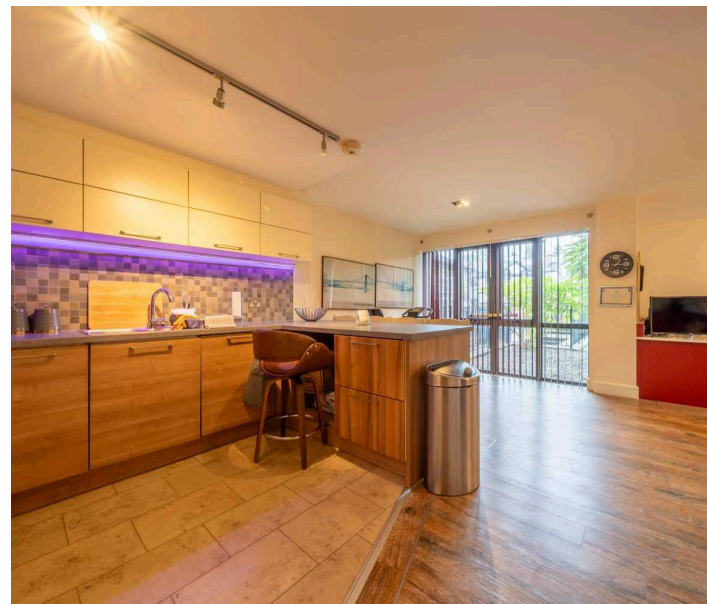
8' 4" x 3' 10" (2.53m x 1.18m)

**BEDROOM**

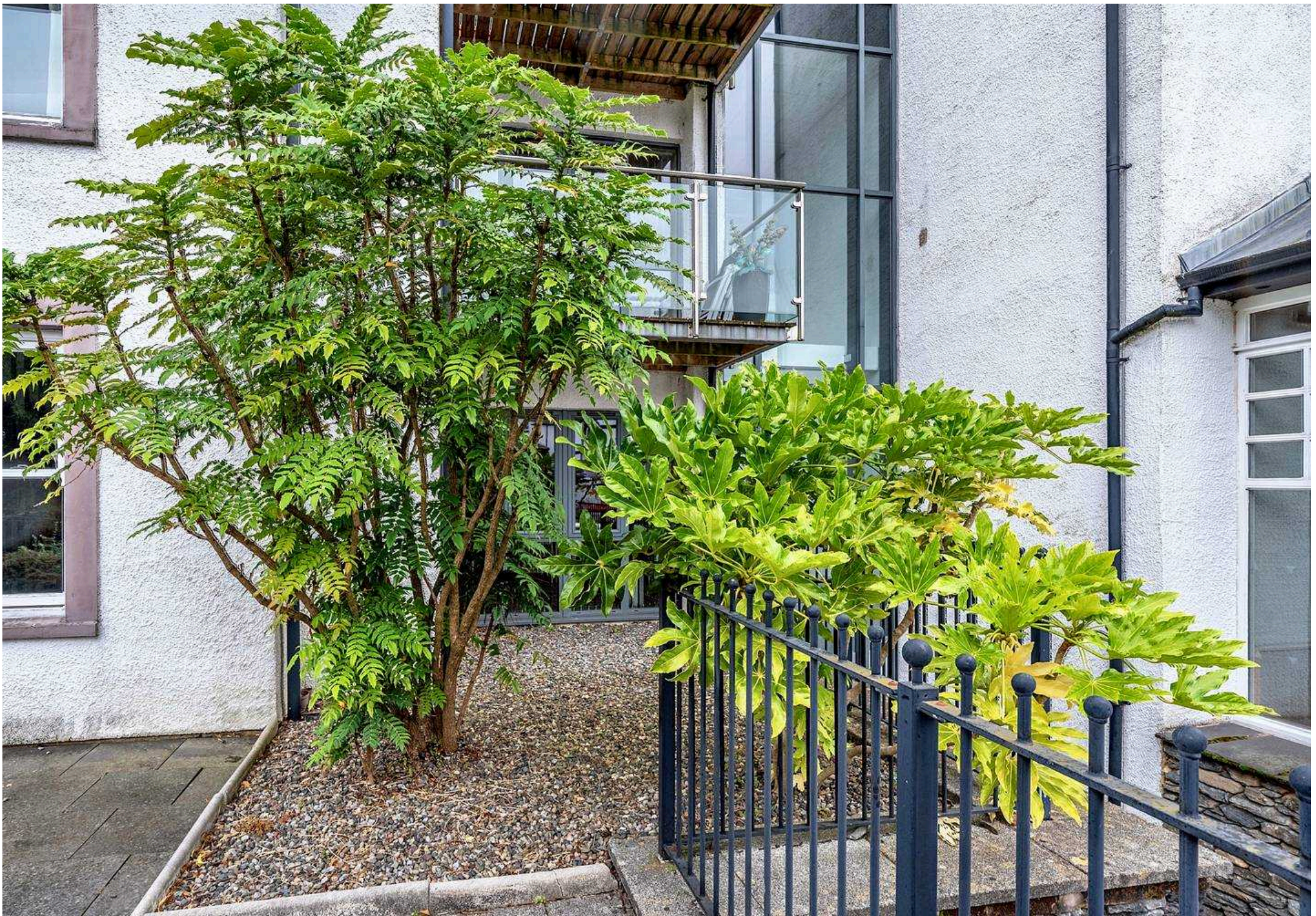
13' 1" x 9' 10" (3.99m x 2.99m)

**BATHROOM**

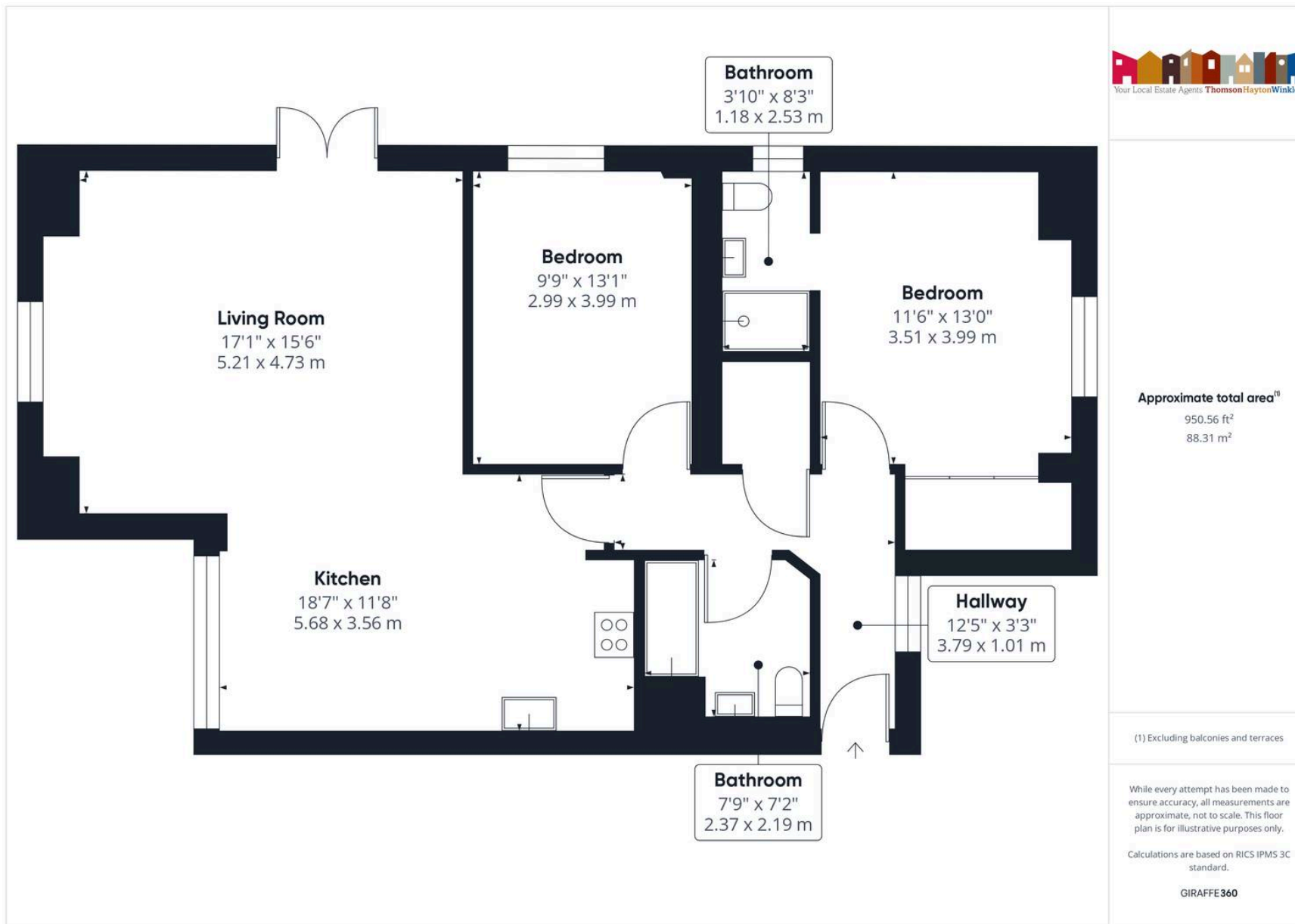
7' 9" x 7' 2" (2.37m x 2.19m)











# THW Estate Agents

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