



18 Cumbria Court College Road, Windermere
£225,000



18 Cumbria Court, College Road

Windermere

A second floor apartment situated in this popular well established development which is centrally located and conveniently situated within walking distance of all the village's shops, bars, and restaurants, this apartment offers a prime location that allows residents to easily access a variety of amenities and services. Whether you prefer to dine out, shop for essentials, or enjoy a night out, everything you need is within reach.

This 2-bedroom apartment, situated on the second floor, boasts a substantial open plan living area offering views over the adjacent playing fields. The property includes two generously proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes for ample storage space. Completing the living quarters is a three-piece suite bathroom. Both double glazing and electric heating are featured throughout the apartment, ensuring comfort and efficiency.

For added convenience, this apartment comes with the benefit of one allocated parking space, accessed through remote-controlled gates, ensuring both security and ease of access. Additionally, residents have shared use of a communal drying room and shared bin store for added convenience. There is also a communal terrace that is elevated above the car park, providing a peaceful outdoor space to enjoy fresh air and views of the surrounding area.

Fixtures and fittings are available by separate negotiation.

- Well presented second floor apartment
- Substantial open plan living area with views over Phoenix Park and fells beyond
- One double and one single bedroom with the main bedroom having built in wardrobes
- Furnishings could be made available as part of a separate negotiation.
- Double glazing and electric heating
- Covered gate controlled parking facilities
- Easy access to local amenities
- *Superfast fibre broadband available
- Road links to the M6 Motorway and the rest of the Lake District National Park
- Can be used as a main home, second home or investment property

DIRECTIONS

Take the right onto College Road from the Main road and follow the road round to find Cumbria Court located on the left.

WHAT3WORDS:///tracking.pesky.towers

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.

EPC RATING C

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:LEASEHOLD





SECOND FLOOR

ENTRANCE

4' 0" x 3' 2" (1.23m x 0.97m)

INNER HALLWAY

9' 10" x 5' 11" (3.00m x 1.81m)

OPEN PLAN LIVING AREA

24' 1" x 15' 9" (7.34m x 4.80m)



BEDROOM

12' 9" x 8' 8" (3.89m x 2.64m)

BEDROOM

9' 9" x 6' 9" (2.97m x 2.06m)

BATHROOM

7' 0" x 4' 9" (2.13m x 1.45m)









Approximate total area⁽¹⁾

608 ft²

56.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.