



Secret Nook

Rose Cottage Lane, Windermere, LA23 1BE

£800 Per Calendar Month (Holding Deposit May Apply)

Secret Nook

Rose Cottage Lane, Windermere

Secret Nook is set in a highly desirable location close to St Mary's Church with short and easy access of Windermere village and is well placed for the health centre, Church, wide range of shops, supermarket, schools and Windermere railway station. Secret Nook is accessed via a private lane off Spooner Vale and offers a unique rental surrounded by beautifully landscaped gardens and a seating area with large ample parking area at the front.

Secret Nook is a modern one bed apartment offering modern accommodation throughout. Briefly the accommodation comprises of a living room, kitchen, bedroom and recently modernised bathroom. Externally there is a small sun terrace/patio with garden furniture and ample off street (private) parking.



Entrance Hall

Enter Secret Nook directly into the entrance hall linking the living areas to the kitchen and bathroom. Useful space for coats and boots to be stored after a days work or walking.

Lounge / Diner

13'1" x 11'7"

The entrance hall leads into the cosy lounge and dining area. Wooden floors with rugs create a homely feel with comfy twin sofa placed in front of the modern flat screen TV. Central, wall and freestanding lights assist in creating the correct ambience and an electric wall mounted radiator allows instant heat if required. A small dining table with two chairs provides a cosy dining space.

Kitchen

9'5" x 8'6"

The compact kitchen of Secret Nook makes great use of the space and misses nothing in the process. Electric oven, hob, fridge, microwave and washing machine are provided. Tiled walls and neutral units create a well presented space, along with a window looking out to the garden area and woods.

Bedroom

11'8" x 11'6"

Leading from the lounge to the bedroom, you are greeted with a warm quiet environment that is tastefully decorated in pastel colours with wooden floors. Shabby Chic furniture includes a double bed, double wardrobe, drawers, dressing table and bedside tables. A small window allows light but also offers great privacy.

Bathroom

Nestled in the corner of the property is a lovely modern shower room, along with toilet and wash hand basin. Recently installed wall and floor tiles, shower and sanitary complimented with a chrome towel rail creates an ultra modern space. Frosted ceiling glass allowing natural light into the room.

Outside

At the entrance to Secret Nook there is a lovely wooded yard which enjoys an outdoor table and chairs giving a peaceful area to enjoy (weather dependent!) There is also ample private parking, rare for a flat or apartment in the Lake District.

Directions

From Windermere, proceed along the A591 towards Ambleside. Passing St Mary's church on the left, bear second left into Spooner Vale and continue straight ahead into Rose Cottage Lane. Secret Nook is the property at the head of the cul-de-sac with ample parking to the right hand side.

Services

Mains electric, water and drainage connected. No mains gas.

EPC Rating

EPC Rating - D

Council Tax

Band - A

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

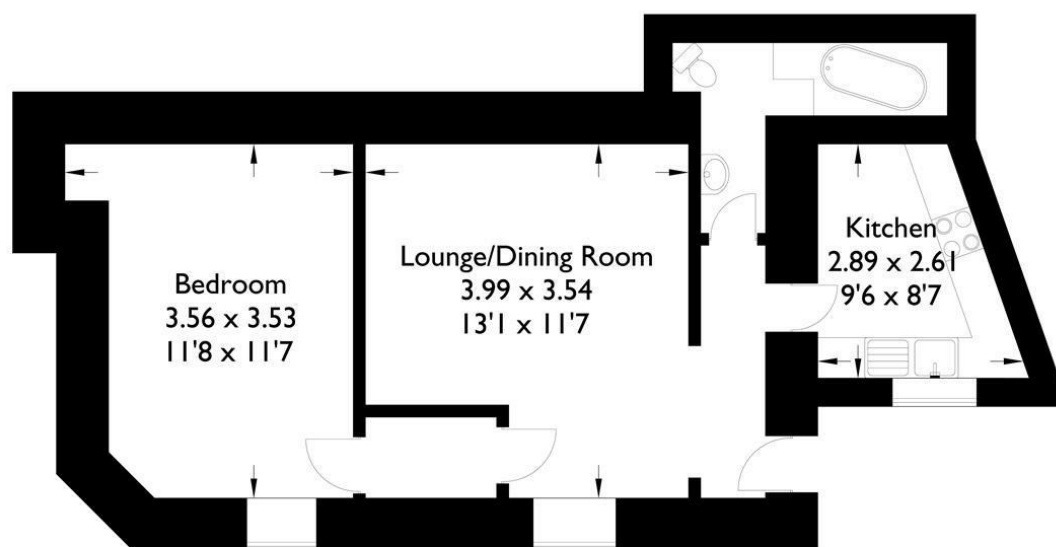
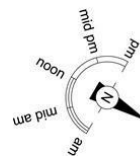
Property is Fully Furnished, this is not negotiable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Secret Nook

Approximate Gross Internal Area : 47.63 sq m / 512.68 sq ft
Total : 47.63 sq m / 512.68 sq ft



Lower Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.