

# **ASKING PRICE:**

£525,000

**KEY FEATURES:** 

**Luxury 3 Bed Townhouse** 

EPC C

**2 Car Park Spaces** 

**Balcony Overlooking Marina** 

**Modern Specification** 

GIA: 1557.86 sq.ft (144.73 sq.m)

For Sale by Private Treaty





**CONTACT US:** 



(



REAL ESTATE

### 28 WINDWARD WAY, WINDERMERE MARINA VILLAGE

- A luxury 3-bedroom townhouse offering stylish, contemporary living accommodation over two floors with spectacular views across Windermere Marina.
- Featuring an open plan first floor layout, full-length balcony, high end kitchen, en-suite primary bedroom, two additional bathrooms, and two dedicated parking spaces.
- Located in the peaceful and well established Windermere Marina which also houses The Marina View Restaurant and is close to Bowness-on-Windermere, with access to local leisure amenities like the Yacht Club and Windermere Golf Club.
- Fixtures & furniture are also available separately by negotiation.











REAL ESTATE



### **ACCOMMODATION:**

The Ground Floor entrance opens into a porch area, providing ample room for shoes, coats and storage. Stairwell leads up to a spacious landing which provides access into the living area and first floor bedroom and bathroom.

# **OPEN PLAN KITCHEN / LIVING ROOM:**

### 8.56M X 6M

spacious and contemporary living space with kitchen and dining room. The balcony is of a good size, with glass balustrade around. To one side is a well equipped kitchen area, with contemporary light oak and Neff integrated units appliances including, fridge freezer, dishwasher, washer drier microwave.







REAL ESTATE

### **BATHROOM**

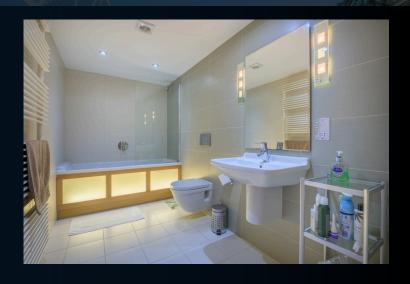
modern bathroom benefitting from a full sized bath with shower over, WC and hand basin. Fully tiled throughout with a fitted mirror, towel drier and shaving point.



Spacious king size bedroom with fitted wardrobes and sliding doors, enhanced by dual-aspect views with two Velux windows overlooking Windermere Marina and an additional side window for natural light. Features luxurious en-suite shower room with premium fixtures and fittings

# **BEDROOM TWO** 5.2M X 2.9M

Bedroom two is currently set up as a twin room which is offer spacious, contemporary accommodation which again boasts views overlooking Windermere Marina via Velux Windows.

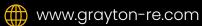












REAL ESTATE

### **BEDROOM THREE** 3.6M X 3.05M

A double room located on the first floor, complete with large fitted wardrobes offering modern and practical storage solution. Views from this bedroom overlook the car park and communal circulation area.



### **HOUSE BATHROOM**

Elegantly finished with luxury fixtures, full floor to ceiling tiling, a spacious shower cubicle, WC, and hand basin. This room also provides access to extensive under eaves storage which is fully walk-in and spanning the apartment's width, housing the boiler and spacious storage accommodation.





View from Primary Bedroom



Primary Bedroom en-suite

# **CONTACT US:**



07545-696-140



REAL ESTATE

### **EXTERNAL AREAS**

Externally, the property benefits from two allocated parking addition to spaces in communal visitor car park.

### **SERVICES**

The Property benefits from all usual services including mains gas, electric, water and drainage.

### **TENURE**

The Property benefits from Leasehold title commencing 2006 for a 250 year term. The current ground rent per annum totals £341 per annum. The service charge for 2025 totals £1,708 per annum and insurance totals £6,085 per annum.

#### **COUNCIL TAX**

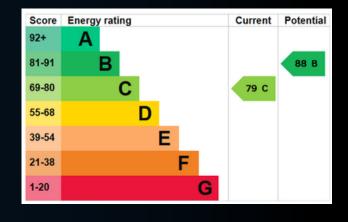
Current annual amount £2904. For further information concerning council tax and the amount payable to you please contact the Local Authority.

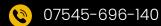
#### **EPC**

**EPC** new assessment was undertaken in March 2025, providing an EPC Rating of C79. This fully compliant with **MEES** regulations.





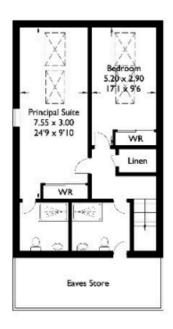






REAL ESTATE





Lower Entrance

Ground Floor

First 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.

### **CONTACT:**

DAN GRAY MRICS 07545 696 140 DAN@GRAYTON-RE.COM WWW.GRAYTON-RE.COM



- Available immediately.
- Each party to bear their own legal costs.
- Please do get in touch for further information or to arrange a viewing.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Grayton Real Estate for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser / lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars. July



