

FOR SALE

**28 WINDWARD WAY, WINDERMERE MARINA,
BOWNESS, LA23 3BF**

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:



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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.



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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

A 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 units and Neff integrated appliances including, fridge freezer, dishwasher, washer drier and microwave.



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BATHROOM

A 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.



PRIMARY BEDROOM

7.55M X 3.00M

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 a 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.



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BEDROOM THREE 3.6M X 3.05M

A double room located on the first floor, complete with large fitted wardrobes offering a 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

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EXTERNAL AREAS

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

SERVICES

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

TENURE

The Property benefits from a Leasehold title commencing in 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 totals £2904. For further information concerning council tax and the amount payable to you please contact the Local Authority.

EPC

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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:

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



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