

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



£287,500

4 Elim Mews, Windermere, Cumbria, LA23 2JY

A 3 bedroomed modern mid terrace house, neatly presented with gas fired central heating, Upvc double glazed windows, garage and situated on a quiet cul de sac within a few minutes walk from the centre of Bowness, Lake Windermere, shops, restaurants etc.

Quick Overview

3 bedroomed modern mid terrace
1 Reception Room and 1 Bathroom
Walking distance to Bowness village
Close to Lake Windermere
Quiet location
Close to local primary schools and bus routes
In good decorative order
Ideal permanent or second home
Garage and parking
Superfast Broadband speed 80 mpbs
available*



3



1



1



C



Superfast
Broadband



Garage and Off
Road Parking

Property Reference: W5830



Living Room



Kitchen



Bedroom 1



Bedroom 2

Description: The Elim Mews development was built in the 1970's and consists of 4 houses and 8 flats situated in a private quiet courtyard.

No 4 is south facing with 2 double bedrooms, fully tiled bathroom and garage on the ground floor. To the first floor is a spacious bright living room, tiled kitchen and 3rd double bedroom. Each bedroom has shutters fitted.

Neatly presented the property has Upvc double glazed windows and gas fired central heating.

What is quite amazing about this property is just how central and close everything that Bowness on Windermere has to offer is, and yet whilst at the house, it's quiet and the hustle and bustle of this thriving village feels a million miles away.

The garage is a real bonus, has plumbing for a washing machine, light and power and Logic Ideal gas fired combination boiler for central heating and instantaneous hot water.

Location: From Windermere proceed to Bowness on the road to the lake. Pass Windermere Police Station on the left and take the left hand turn after the Elim Bank Hotel onto Elim Grove. Elim Mews is 50 yards down the lane on the left hand side. No.4 is on the left of the development.

Accommodation: (with approximate measurements)

Entrance Hall

Ground Floor

Bedroom 1

12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom 2

13' 0 into wardrobe" x 8' 4" (3.96m x 2.54m)

Bathroom

Stairs from entrance hall lead to first floor

Living Room

20' 0" x 17' 10 max" (6.1m x 5.44m)

Kitchen

8' 10" x 7' 8" (2.69m x 2.34m)

Bedroom 3

10' 11" x 9' 2" (3.33m x 2.79m)

Garage

15' 0" x 10' 10" (4.57m x 3.3m)

Tenure:

Leasehold. The property is held on a residue of a 999 year lease with a ground rent of £5 per annum. Freehold owned by Elim Mews Management Company Limited. The leaseholders are members. There is a self administered management committee. The lease includes conditions that the leaseholders pay for communal upkeep. For 2022 the service is set at £600 per annum paid quarterly. A communal building insurance is in place for No.4 the cost in 2022 is £212.42 total payable half yearly.

Services:

Mains gas, electric, water and drainage. Upvc double glazed windows. Gas fired central heating to radiators.

Council Tax:

South Lakeland District Council - Band D.

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words

<https://what3words.com/removable.flamed.happen>.

Notes:

*Checked on <https://checker.ofcom.org.uk> 28th July 2022 - not verified.



Bedroom 3



Garage



Bathroom



View



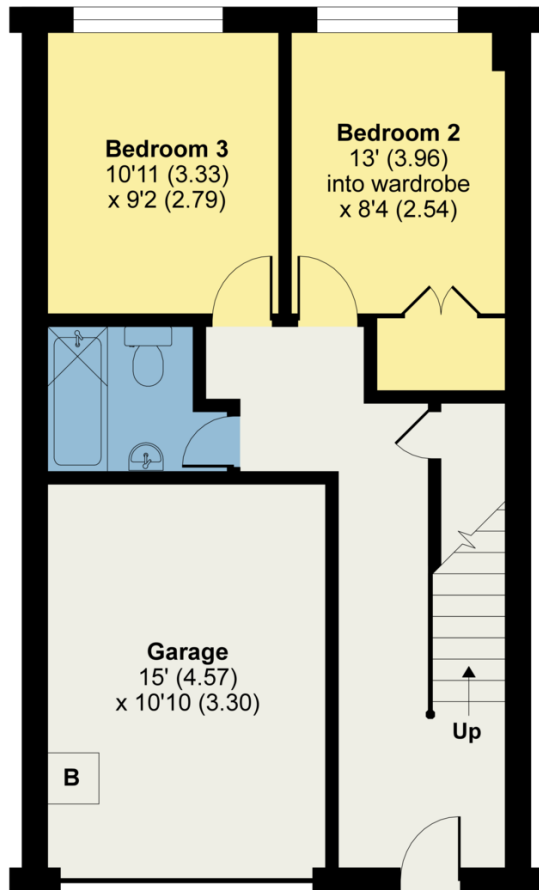
4 Elim Mews, Windermere, LA23

Approximate Area = 988 sq ft / 91.8 sq m

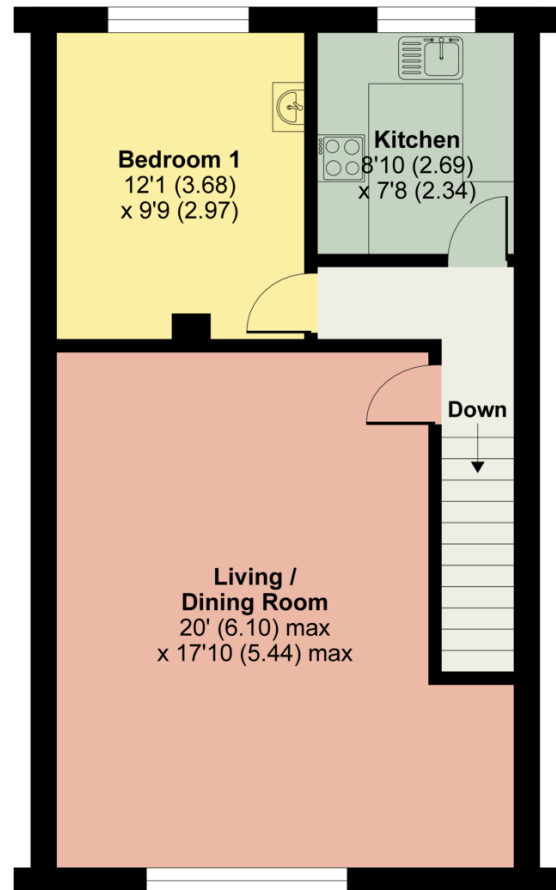
Garage = 162 sq ft / 15 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Hackney & Leigh. REF: 878279

A thought from the owners...We love the large, bright living room, the low maintenance and easy parking.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/07/2022.

Request a Viewing Online or Call 015394 44461