

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Bowness On Windermere

£325,000

32 Windward Way, Windermere Marina, Bowness On Windermere, Cumbria, LA23 3BF

A beautifully appointed 2 bedroomed penthouse apartment situated on the second floor which has the enviable waterfront location in the vibrant Windermere development. A successful holiday let this stylish property boasts a fantastic southerly aspect overlooking the Marina.

Built by a well respected local builder in 2006 to a high specification with open plan living room, vaulted ceiling attractive bathroom suite and contemporary fitted kitchen with integrated appliances. A perfect luxury holiday home in an idyllic location.

Quick Overview

2 Bedroomed luxury penthouse apartment

1 reception room and

1 bathroom

Exclusive waterfront location in vibrant
Windermere Marina Village

No chain

Close to village amenities of Bowness on
Windermere

Exceptionally high standard specification

Fantastic holiday let or 2nd home

Allocated parking space

Superfast Broadband speed 77mpbs available*



2



1



1



C



Superfast
Broadband



Off road
parking

Property Reference: W5845



Living Room



Open Plan Living Room-Kitchen



Kitchen



Open Plan Living Room-Kitchen

Location Conveniently located just out of Bowness centre and close the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right into Windermere Marina, bear immediately right at reception follow the road around and no.32 can be found after a few hundred metres on the left hand side parking immediately to the rear of the property.

Description: A delightful 2 bedroomed penthouse apartment situated on the second floor in the popular Windermere Marina development built by renowned local firm Robert Hughes Ltd in 2006. The property is fitted and appointed to an exceptionally high standard with hard-wood double-glazed windows, external doors, luxury bathroom, kitchen fittings and gas-fired central heating. The property has a fantastic, elevated, southerly aspect from the living area overlooking the marina. The property comprises of hallway, open plan living room with fantastic elevated southerly aspect over Windermere Marina, well equipped kitchen area, 2 bedrooms and a modern fitted shower room.

There is a dedicated parking space to the front of the property which was previously a successful holiday let through Windermere Marina.

Windermere Marina Village was originally developed in the 1960s and further extended in both the 1980s and 2000s. With apartments, Townhouses, Boathouses and The Boathouse Bar and Restaurant on site. all stone built with traditional rough cast render and slate finishes surround a modern 400 berth marina to create a secluded and relaxed environment just less than a mile to the south of Bowness on Windermere.

Accommodation: (with approximate measurements)

Hallway

Open Plan Living Room 22' 9" x 14' 6" (6.93m x 4.42m)

Kitchen Area

Bedroom 1 12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom 2 11' 8" x 8' 8" (3.56m x 2.64m)

Shower Room

Outside Dedicated parking space to the front.

Council Tax: South Lakeland District Council, Band - D

Services: Mains gas, electric, water and drainage. Gas-fired central heating to radiators and hard-wood double-glazed windows.

Tenure: Leasehold- The remainder of a 250 year lease from 2006. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas on the site in the order of £2,316.00.

Viewing: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full energy performance certificate is available on our website or at any of our offices.

Notes: *Checked on <https://checker.ofcom.org.uk> 1st September 2022 - not verified.



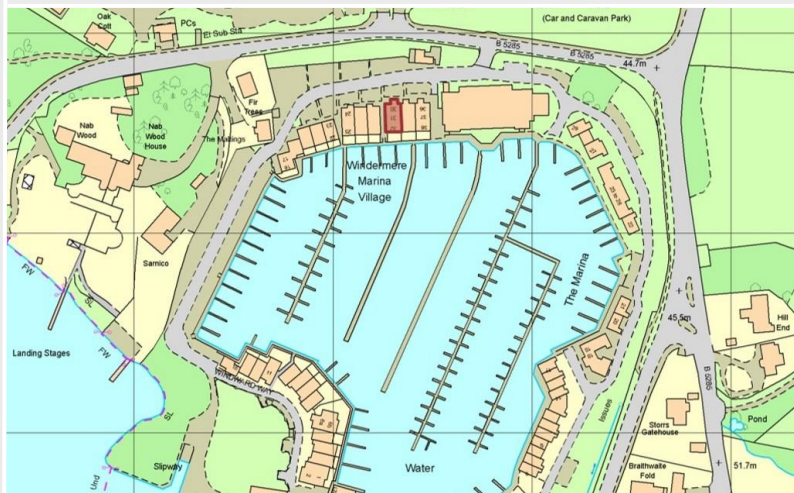
Bedroom 1



Rear Elevation

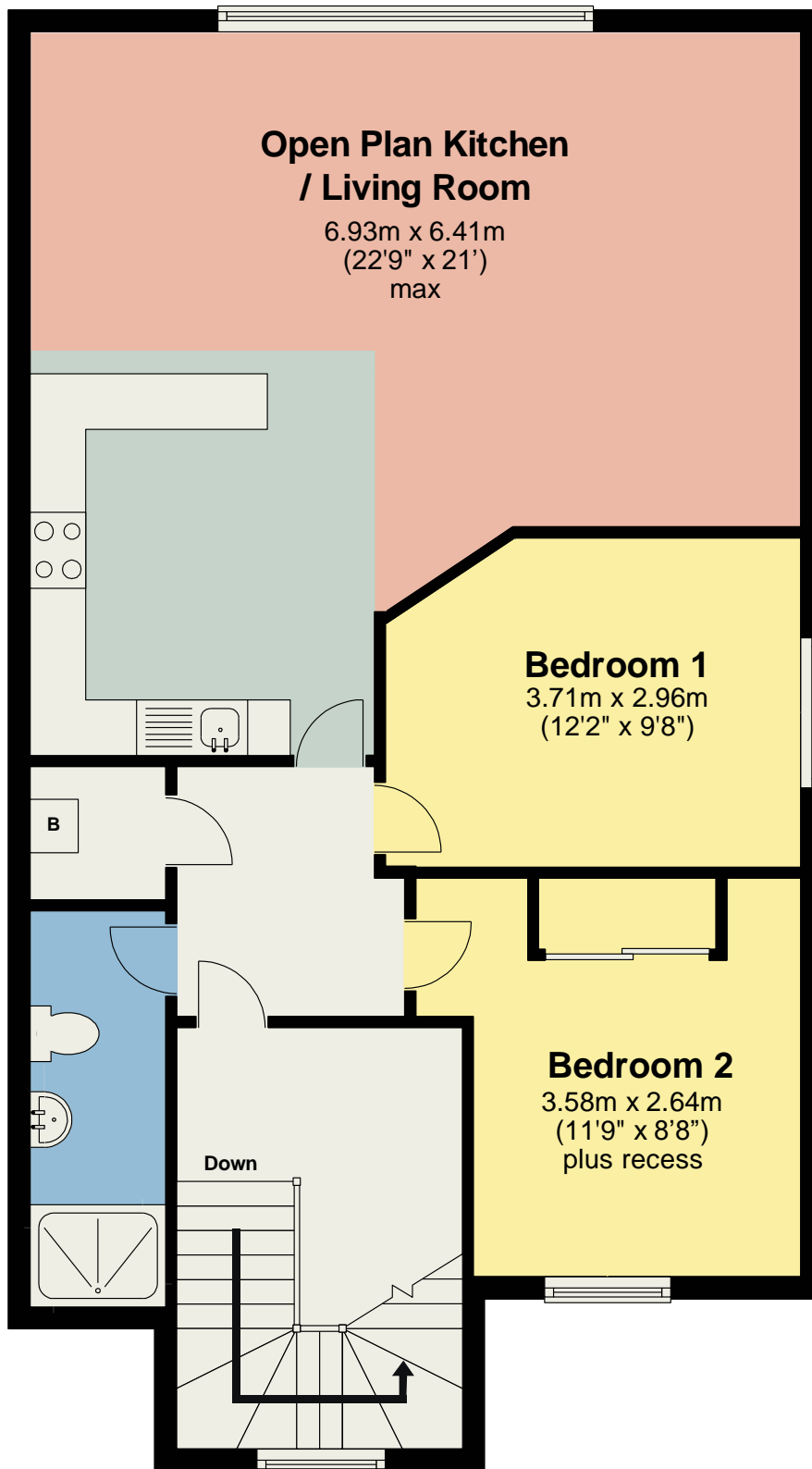


Outlook



2010 Ordnance Survey 116400





Total area: approx. 79.2 sq. metres (852.9 sq. feet)

For illustrative purposes only. Not to scale. REF: W5368

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