



## Bowness-on-Windermere

£223,000

Flat 6 Winander, Ferry View, Bowness-on-Windermere, LA23 3JB

A beautifully presented 1 bedroomed top floor apartment in a fantastic location close to Bowness-on-Windermere and all the amenities it has to offer. The property benefits from stunning views, a Juliet balcony and allocated parking for one car.

### Quick Overview

- 1 Bedroomed, top floor apartment
- 1 Reception room and 1 Bathroom
- Convenient Location
- Juliet balcony
- Fantastic views of Lake Windermere and Lakeland Fells
- Close to village amenities
- Well presented
- Lovely home or second home
- Allocated parking for one car
- Superfast Broadband available of 80 Mbps



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Superfast  
Broadband



Allocated  
Parking

Property Reference: W5947



Elevated Photo



Living Area



Living/Kitchen Area



Kitchen Area

**Description:** Flat 6 Winander is a beautifully presented one bedroomed apartment with accommodation comprising of open plan living/kitchen area, bedroom and bathroom. The communal hallway leads into the open plan area as soon as you enter No.6, the living space has a Lakeland stone decorative fireplace and a panoramic window looking out to views of Lake Windermere and Lakeland Fells. The Kitchen consists of fitted wall and base units and integrated appliances including: fridge/freezer, electric single oven and hob with hood over and a microwave. Also having a lovely breakfast bar between the two rooms. From the hallway there is a storage cupboard with a hot water tank. Then leading into the bathroom which includes a separate bath and shower, heated towel rail, washbasin with vanity unit and WC. Finally going into the bedroom, having a Juliet balcony and overlooking the stunning views.

Winander is a traditional semi detached Lakeland building which was converted many years ago into seven similar apartments. No. 6 is located on the second floor and possesses fine views across the neighbouring field to Lake Windermere and the Lakeland fells beyond. Please note, holiday letting is not permitted at this property.

**Location:** Winander is situated in a semi rural position on the edge of Bowness village. From the mini roundabout in Bowness continue towards Bowness Bay bearing next left onto Kendal Road virtually opposite St Martins Church. Continue along the road for approximately three quarters of a mile and Winander can be found on the left hand side just after the right turning to Longtail Hill. No. 6 is situated on the second floor with a ground floor communal entrance with stairs leading up to the second floor.

**Accommodation:** (With approximate measurements)

**Communal Hallway**

**Open Plan Living/Kitchen Area** 17' 0" x 13' 0" (5.18m x 3.96m)

**Storage Cupboard** 10' 5" x 3' 1" (3.18m x 0.94m)

**Bedroom 1** 12' 1" x 11' 8" (3.68m x 3.56m)

**Bathroom**

## Property Information:

**Outside:** Juliet balcony and allocated off road parking.

**Services:** Mains water, electricity and drainage. Hot water tank, uPVC double glazed windows and parking for one car.

**Council Tax:** Westmorland and Furness Council - Band B.

**Tenure:** Long leasehold for the residue of a 999 year lease. We understand that there is a management company set up by the residents that over sees the management of the buildings communal areas and that the service charge is levied in the order of £1,140.00 from 2022 to 2023 to cover the maintenance, building insurance etc. This is payable per annum.

**Viewing:** 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://w3w.co/typified.bonus.retained>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 4th May 2023 - not verified.

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Kitchen Area



Bedroom



Bedroom



Bathroom

# 6 Winander, Ferry View, Bowness-on-Windermere, LA23

Approximate Area = 452 sq ft / 41.9 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Total = 473 sq ft / 43.9 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023. Produced for Hackney & Leigh. REF: 979703

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