

## Windermere

£325,000

Yewgarth First Floor Flat, New Road, Windermere, LA23 2LA

A fantastic 'lock up and leave' 2 bedroomed first floor apartment within level walking distance of the village centre, with private rear patio and off road parking.

### Quick Overview

- 2 bedroomed first floor flat
- 1 reception room and 1 bathroom
- Rear patio
- No Chain
- Convenient location and close to amenities and transport
- Newly decorated
- Ideal permanent residence, 2nd home or holiday let
- Off road parking
- \*Superfast Broadband Speed of 80Mbps
- Detached garage available separately



2



1



1



C



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W5972



Lounge



Lounge



Kitchen



Kitchen

**Description:** A newly refurbished 2 bedroomed first floor flat, close to the centre of Windermere village and all the amenities it has to offer. The property has private ground floor access to the rear with a utility cupboard.

On the first floor is a large living room, fitted kitchen, 2 bedrooms and bathroom.

The property has a rear patio and benefits from off road parking. Ideal for a first time buyer, 2nd home or holiday let.

The ground floor flat has been converted into a 2 bedroomed apartment and has a local occupancy condition and is available for £334,950 as a finished unit. An opportunity therefore arises to buy the whole building.

**Location:** Within 200 yards of Windermere village, located on New Road, being the main Windermere to Bowness road. From central Windermere follow New Road towards Bowness and Yewgarth can be found a short way on your left hand side, just past the Howbeck.

**Accommodation:** (with approximate measurements)

Entrance Hall

Utility cupboard

Stairs to first floor from entrance hall leads to:

Lounge 19' 8" x 17' 2" (5.99m x 5.23m)

Dining Kitchen 15' 0" x 13' 3" max (4.57m x 4.04m)

Middle Ceiling Height 7' 5" (2.26m)

Bedroom 1 13' 4" max x 8' 5" min (4.06m x 2.57m)

Bedroom 2 10' 0" max x 10' 0" max (3.05m x 3.05m)

Bathroom

**Note:** There is an option to buy the detached garage (19'10" x 9'3") for £20,000.



## Property Information:

**Outside:** To the rear of the property is a good sized patio area and to the front of the property is allocated parking for 3 cars.

**Services:** Mains water, drainage and electricity. Gas fired central heating.

**Tenure:** Leasehold - Available on a new 999 year lease, at a peppercorn rent with the ground floor being the freeholder. Building insurance and the service charge will be split 50/50 with the ground floor which is currently being converted.

**Council Tax:** Westmorland and Furness 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/cliff.joys.plants>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 28th June 2023 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bathroom



Garden

# Yewgarth Flat, New Road, Windermere, LA23

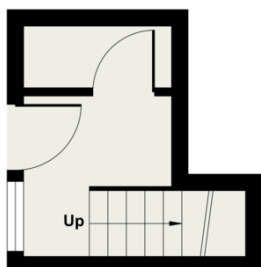
Approximate Area = 820 sq ft / 76.1 sq m

Limited Use Area(s) = 282 sq ft / 26.1 sq m

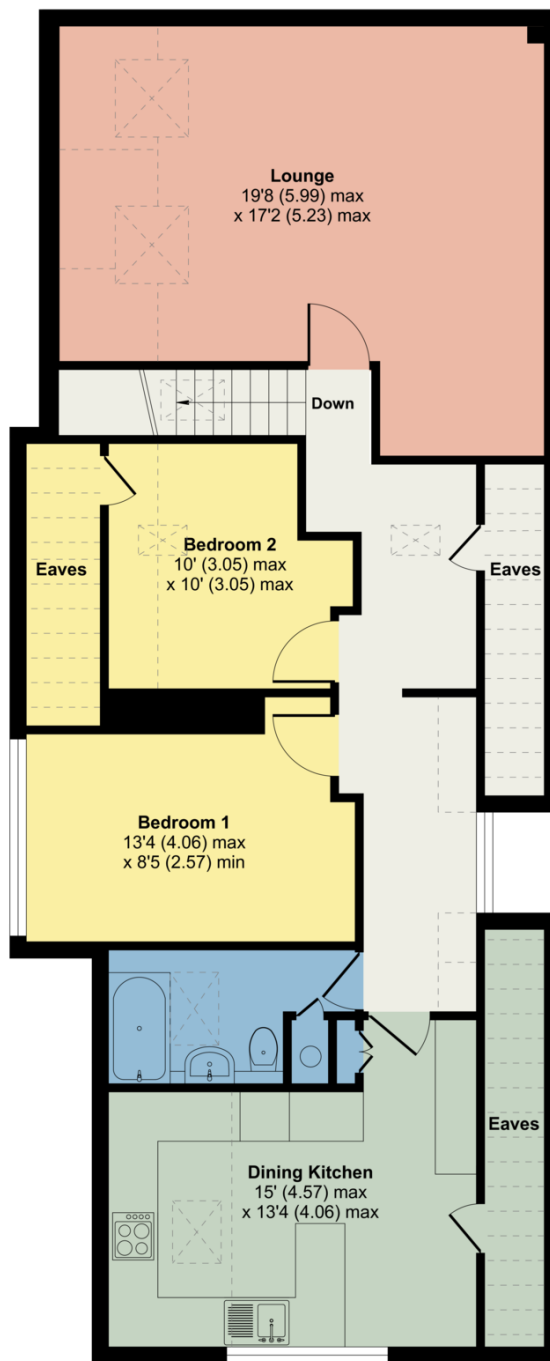
Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1002292

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 23/01/2025.