



## Windermere

**£279,000**

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

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

### Quick Overview

2 bed roomed 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

UPVC double glazing and gas central heating

\*Superfast Broadband Speed of 80Mbps



2



1



1



C



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W5972



Lounge



Lounge



Kitchen



Bedroom 1

A newly refurbished 2 bed roomed 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.

Welcome to this delightful first floor apartment that perfectly portrays contemporary living. Located in a sought-after area, this residence is situated conveniently close to local amenities.

As you step inside, you are greeted by a spacious lounge area, where natural light enters through the Velux windows, creating a warm and inviting atmosphere. This versatile space is perfect, offering ample room for your preferred furnishings including a dining table.

The modern kitchen features sleek units and worktops that provide both functionality and style, equipped with a fitted hob, sink unit, oven, microwave and dishwasher.

The apartment boasts well-proportioned bedrooms. These spaces are ideal, with enough room to accommodate your storage needs and personal preferences.

Completing the interior is a fitted bathroom suite, which combines contemporary design with practicality, including WC, vanity wash basin, panel bath, Velux roof light and partial tiling to walls.

Outside, the property benefits from well-maintained communal areas and allocated parking, ensuring convenience and ease.

Don't miss the chance to make this charming apartment your own. Arrange a viewing today and experience the perfect blend of modern living and timeless appeal.

**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**

**Property Information:**

**Outside:** To the front of the property is a designated area additional to the parking for outside seating, plus a raised garden area.

**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 flat.

**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>

**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.

**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 2**



**Bathroom**



**Kitchen**



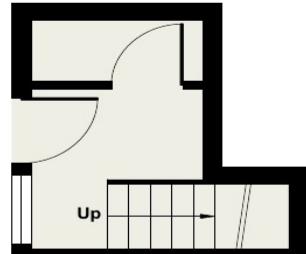
**External Patio**

# Yewgarth Flat, New Road, Windermere, LA23

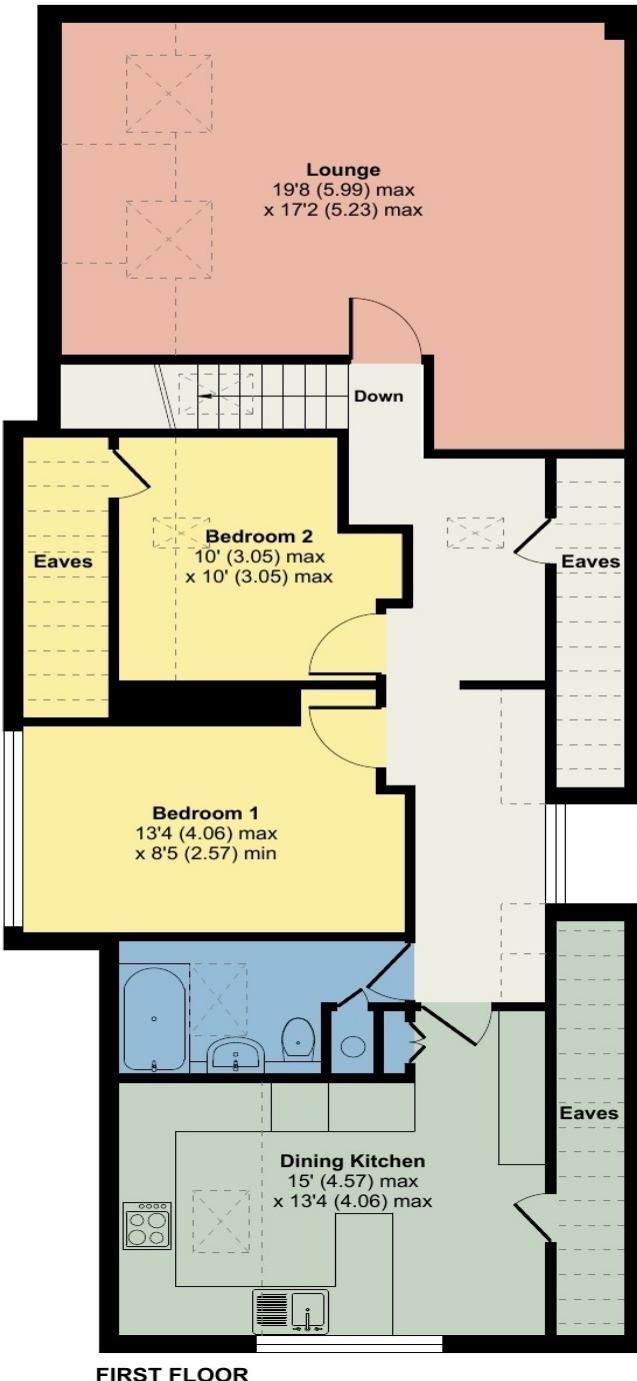
Approximate Area = 820 sq ft / 76.1 sq m  
Limited Use Area(s) = 282 sq ft / 26.1 sq m  
Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

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 03/12/2025.

Request a Viewing Online or Call 015394 44461