



## Bowness on Windermere

£134,000

15 Helm Close, Bowness-on-Windermere, LA23 3AZ

Elevated above Bowness Village, providing a most convenient location for amenities, 15 Helm Close is a 2 bedroomed ground floor apartment. Ideal for first time buyers with accommodation comprising of living room, kitchen, 2 bedrooms and bathroom. UPVC double glazed windows, gas central heating, communal parking and gardens. Local occupancy conditions apply.

### Quick Overview

- 2 Bedroomed 1st ground floor flat
- One reception room and 1 bathroom
- Village location
- Communal gardens
- EPC band C
- Close to amenities
- In need of re-decoration
- Local occupancy conditions apply
- Communal parking
- Superfast Broadband available of 74Mbps



2



1



1



C



Superfast  
Broadband



Communal  
Parking

Property Reference: W5985





Hallway



Living Room



Living Room



Kitchen

### Description:

Set in a convenient location above Bowness, being a short walk from all amenities the village has to offer. Helm Close is a purpose built development of ex-local authority apartments and maisonettes. No.15 is a ex-local ground floor flat and comprises an entrance hall with a built in storage cupboard with shelving, a living room with dual aspect which overlooks the communal parking & gardens. The kitchen includes wall and base units, a serving hatch, stainless steel sink, the Glow Worm boiler, gas cooker with gas hob and extractor over. There is also an integrated cupboard which is perfect for storing a fridge/freezer and other kitchen essentials. Further down the hall is 2 bedrooms and the property bathroom comprising of a WC, wash basin and shower with tiled flooring and part tiled walls. With the advantage of uPVC double glazed windows and gas-fired central heating. Outside has communal gardens and communal parking.

There is a local occupancy clause on the property, restricting the occupancy to those who have lived or worked in Cumbria for 3 years prior to purchase.

### Location:

Situated in an elevated position above Bowness within a few minutes walking distance of the village amenities. From the centre of Windermere proceed down Lake Road into Bowness turning left into Helm Road just past the 'Lakeland' shop. Continue up the hill and turn right opposite The Ro Hotel into Helm Close and No 15 is in the second block on the left.

### Accommodation: (with approximate measurements)

#### Living Room

17' 6" x 9' 11" (5.33m x 3.02m)

#### Kitchen

12' 7" x 6' 9" (3.84m x 2.06m)

#### Bedroom 1

13' 6" max x 10' 0" max (4.11m x 3.05m)

#### Bedroom 2

14' 1" max x 10' 4" max (4.29m x 3.15m)

#### Bathroom



### Property Information:

#### Outside:

Communal gardens and communal parking.

#### Services:

Mains water, drainage and electricity. uPVC double glazed windows and gas central heating to radiators.

#### Tenure:

Long leasehold with a residue of 125 year lease from 1984. We are advised there is a maintenance charge for the communal areas, buildings insurance and ground rent which for 2023/4 totals £343.93.

#### Council Tax:

Westmorland and Furness Council - Band B.

#### 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:

//sliders.landmark.alleyway

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 31st July 2023 - not verified.

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Kitchen



Bedroom 1



Bedroom 1

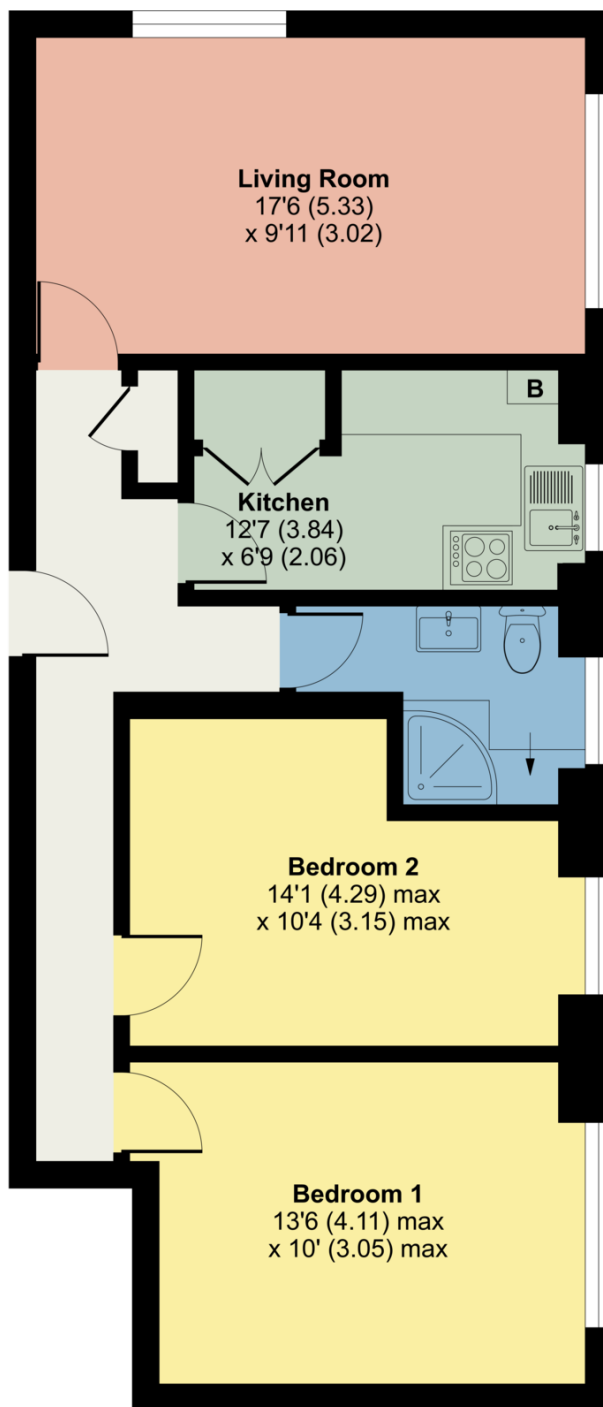


Bedroom 2

# 15 Helm Close, Windermere, LA23

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1016050

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