



Bowness On Windermere

£278,500

141A Craig Walk, Bowness On Windermere, Cumbria, LA23 3AX

Elevated above Bowness village allowing panoramic views over Lake Windermere and the surrounding fells, a 2 bedroomed first floor apartment set within a traditional Lakeland terrace property.

The property is currently a successful holiday let but is also suitable as a holiday home or as a permanent residence with the added advantage of dedicated parking space to the rear.

Quick Overview

2 bedroomed charming apartment

1 reception room and 1 bathroom

Quiet yet convenient location

Views of Lake Windermere and the Lakeland fells

Currently a successful holiday let

Close to amenities

In good decorative order

Suitable as a holiday let, 2nd home or permanent residence

Parking for 1 small car

*Superfast Broadband speed 80mpbs available



2



1



1



F



Superfast
Broadband



Off Road
Parking

Property Reference: W5991



Living Room



Living Room



Living Room



Kitchen

Description: 141a Craig Walk forms the top part of a substantial four storey mid terraced Lakeland stone house in Bowness-on-Windermere. The apartment offers ideal accommodation for holiday letting comprising Sitting Room with views over Lake Windermere and the surrounding fells, Kitchen with Bosch built in electric oven and induction hob, built in dishwasher and fridge/freezer, 2 bedrooms with Bedroom 2 having views to Lake Windermere and the fells beyond and a bathroom having WC, built in vanity unit with washbasin and bath with Mira shower over.

Just a short walk from the thriving tourist village of Bowness the apartment is currently holiday let, but could also be a 2nd home or permanent residence.

Location: Craig Walk is located just off the main thoroughfare in Bowness-on-Windermere. From Windermere travel along Lake Road towards Bowness village, turn left onto Biskey Howe Road and take the lane after Craig Walk immediately after the Eastbourne Hotel on the right. 141a can be found on the right towards the end of the row.

Accommodation: (with approximate measurements)

External Staircase leading to

Kitchen

10' 8" max x 9' 4" (3.25m x 2.84m)

Hall area

Built in storage cupboard.

Living Room

23' 1" into bay x 9' 8" (7.04m x 2.95m)

Bedroom 2

12' 0" max x 7' 6" max (3.66m x 2.29m)

Bathroom

Stairs from the living room lead to:-

Bedroom 1

15' 0" x 9' 8" (4.57m x 2.95m)

Property Information:

Outside:

Access to the property is gained from the rear of Craig Walk with a dedicated parking space to the rear. There is also a small useful storage hut under the stairs leading to the main door.

Tenure:

Leasehold. For the remainder of a 999 year lease.

Services:

Mains water and electricity. Electric heaters.

Business Rate

Rateable value of £2,400 with the amount payable of £1,176.00 for 2023/24. Small business relief may apply.

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: //doghouse.confident.multiply

Notes: *Checked on <https://checker.ofcom.org.uk> 18th August 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).



Kitchen



Bedroom 1



Bedroom 2

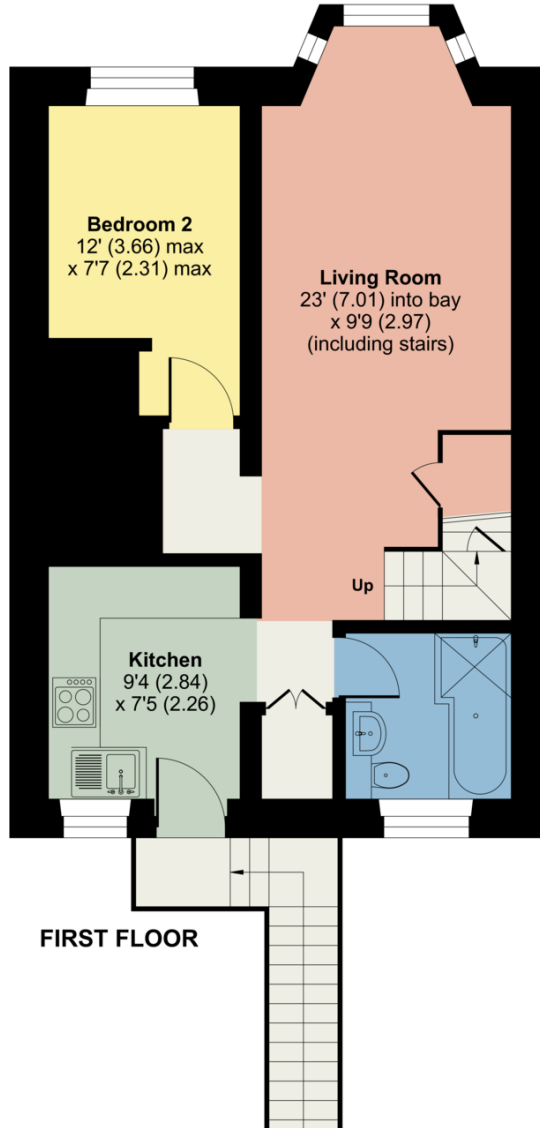
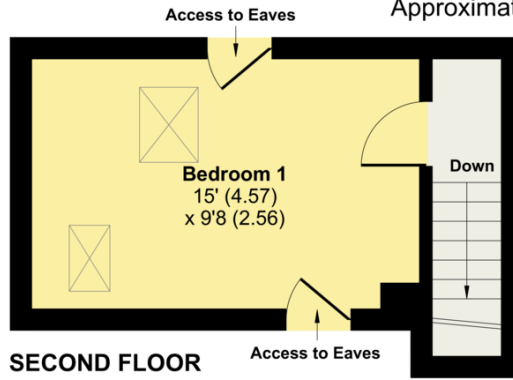


View

141A Craig Walk, Bowness-on-Windermere, Cumbria, Windermere, LA23

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



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: 1023427

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 04/09/2023.

Request a Viewing Online or Call 015394 44461