



# Windermere

Offers Over £210,000

4 Mylnbeck Court, Windermere, Cumbria, LA23 2JE

Set in a prime location Mylnbeck Court comprises of 12 modern purpose built flats, within easy walking distance of both Windermere and Bowness village. Flat 4 is a ground floor flat would make an ideal home for a retired couple, 2nd home or indeed a permanent residence.

## Quick Overview

2 bedroomed ground floor flat

2 reception rooms and 1 bathroom

Central but quiet location

Communal gardens

No chain

Close to amenities

In good decorative order

Ideal retirement apartment, 2nd home or permanent residence

Garage and off road parking

\*Superfast Broadband Speed of 80 Mbps



2



1



2



C



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W6016



Living Room



Living Room



Kitchen



Dining Room

**Description:** Mylnbeck Court comprises of 12 modern purpose built flats and No.4 is on the ground floor making it an excellent opportunity to acquire a neatly presented easy access apartment. Ideal for a retired couple or a permanent home or indeed a second home/holiday bolthole. The property comprises of, communal entrance hall with ring doorbell entry system, entrance hall with built in storage cupboards, living room with electric fire and patio doors to balcony, kitchen with integrated Logik electric oven, gas hob and extractor over, integrated Baumatic dishwasher and space for washing machine. Dining room, Bedroom 2 having built in wardrobes, bedroom 2 and a bathroom comprising of bath with shower over, pedestal washbasin, heated towel rail and separate WC.

**Location:** Very conveniently situated just off the main road between Windermere and Bowness. About mid-way down the main Lake Road, upon passing the Police Station, Mylnbeck Court entrance is immediately on the right.

**Accommodation:** (with approximate measurements)

Communal Entrance Hall

Entrance Hall

Living Room 16' 10" x 14' 8" (5.13m x 4.47m)

Dining Room 10' 4" x 8' 10" (3.15m x 2.69m)

Kitchen 11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom 1 16' 3" x 10' 11" (4.95m x 3.33m)

Bedroom 2 12' 4" x 10' 0" (3.76m x 3.05m)

Bathroom

Separate WC

**Outside:** Communal garden, bin store and off road parking. Mylnbeck Court benefits from attractive established communal gardens.

Balcony: 12' 8" x 7' 4" (3.86m x 2.24m)

**Garage:** 17' 0" x 9' 0" (5.18m x 2.74m) Up and over door, electric and power.

**Tenure:** Leasehold. A new Lease of 999 years from 2006. The service charge includes building insurance, cleaning of communal areas and gardening (amount available upon request). There is no ground rent payable as the Management Company are the Freeholders.

**Services:** Mains gas, water and electricity. Gas fired central heating to radiators and double glazed windows.

**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:** //organic.boater.aboard

**Note:** \*Checked on <https://checker.ofcom.org.uk> 15th November 2023 - not verified.



Bedroom 1



Bedroom 1



Bathroom



Balcony



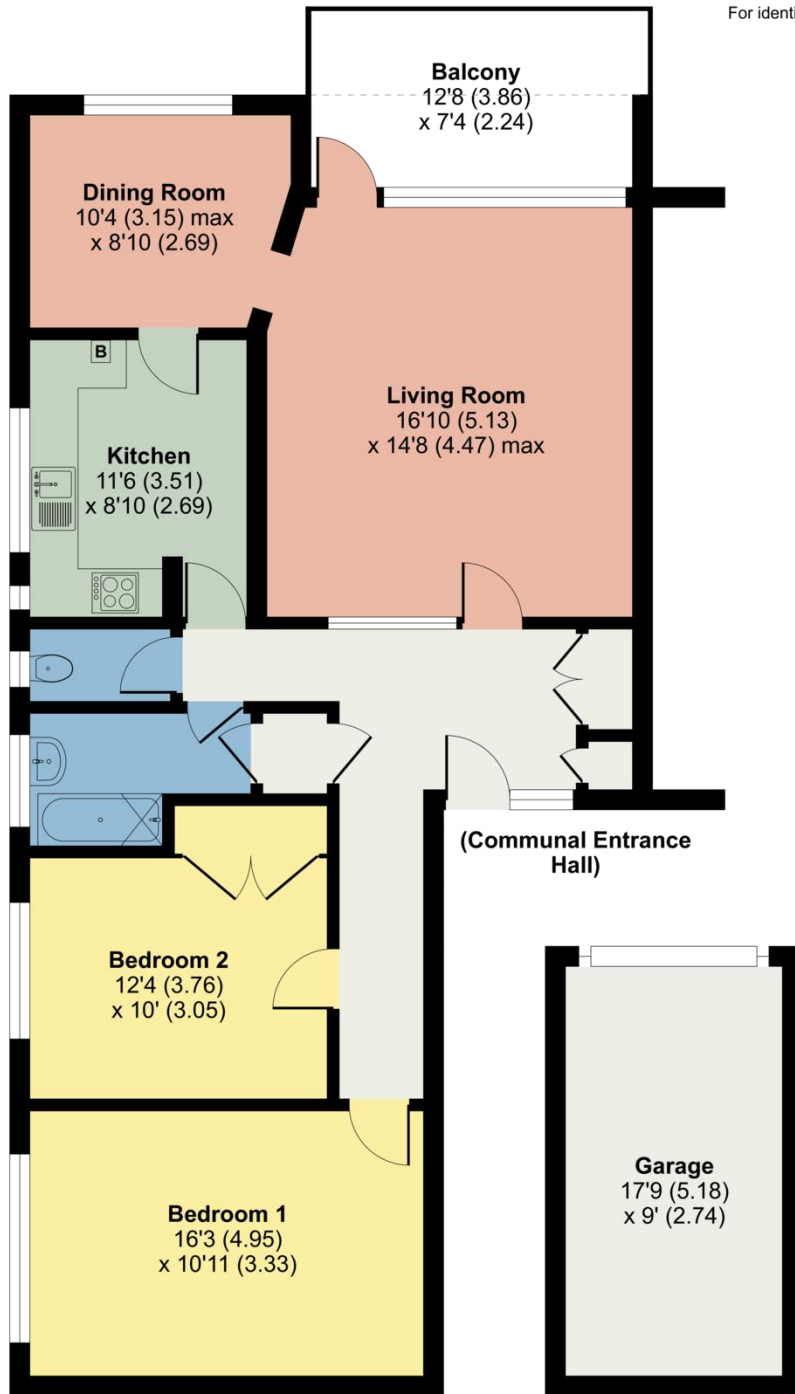
# 4 Mylnbeck Court, Windermere, LA23

Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1207 sq ft / 112.1 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 1052938

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