



# Windermere

**£100,000**

Flat 22 Alexandra Court, Ellerthwaite Road, Windermere, Cumbria, LA23 2PR

A well presented, 1 bedroomed 2nd floor apartment for the over 50's set on the outskirts of Windermere yet within level walking distance of all the village amenities and the added benefit of communal off road parking and communal gardens.

## Quick Overview

- 1 bedroomed 2nd floor apartment
- 1 reception room and 1 bathroom
- Convenient location
- Communal gardens
- No chain
- Close to amenities and schools
- In good decorative order
- Over 50s
- Communal off road parking
- Superfast Broadband available of 80 Mbps



1



1



1



C



Superfast  
Broadband



Communal off  
road parking

Property Reference: W6025



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

**Description:** An immaculate 2nd floor apartment with dual aspect open plan living area having an electric fire with wood surround and kitchen with modern fittings of built in Bosch double oven and induction hob with extractor fan over and built in fridge freezer. From the living room there are pleasant views to the communal gardens. 1 double bedroom with fitted wardrobes and a fitted shower room comprising of WC, washbasin and vanity unit and Mira shower, This property is an ideal ready to move in to home.

The property also benefits from a communal parking area, communal gardens and communal lounge area and guest bedroom for the residents of Alexandra Court and a Intercom phone system.

**Location:** Ideally located on the outskirts of Windermere village, within level walking distance to the amenities. To find Alexandra Court from Ellerthwaite Square out of Windermere towards Bowness, turn left into Ellerthwaite Road and right by the fire station and Alexandra Court is the first turning on the left hand side.

**Accommodation:** (with approximate measurements)

#### Communal Entrance

Leads to second floor via lift or stairs.

#### Entrance Hall

#### Living/Dining Room

18' 0" x 10' 6" max (5.49m x 3.2m)

#### Kitchen

7' 3" x 7' 3" (2.21m x 2.21m)

#### Bedroom

13' 8" x 8' 8" (4.17m x 2.64m)

#### Shower Room

**Property Information:**

**Outside:** Communal garden area and parking.

**Services:** Mains water, drainage and electricity. Economy 7 electric storage heating.

**Tenure:** The property is held long leasehold for a term of 125 years which commenced in 1989, subject to an annual ground rent of £450.00. There is also an annual maintenance/service charge to cover the house manager/warden, upkeep of the common parts (including heating and lighting of the residents lounge), gardening, lift maintenance, window cleaning, building insurance and water rates etc. The service charge for 2023/24 is £3883.76 and is payable six monthly in advance.

**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:** //homing.vivid.intensely

**Notes:** Checked on <https://checker.ofcom.org.uk> 11th December 2023 - not verified.



Bedroom



Bedroom



Residents Lounge

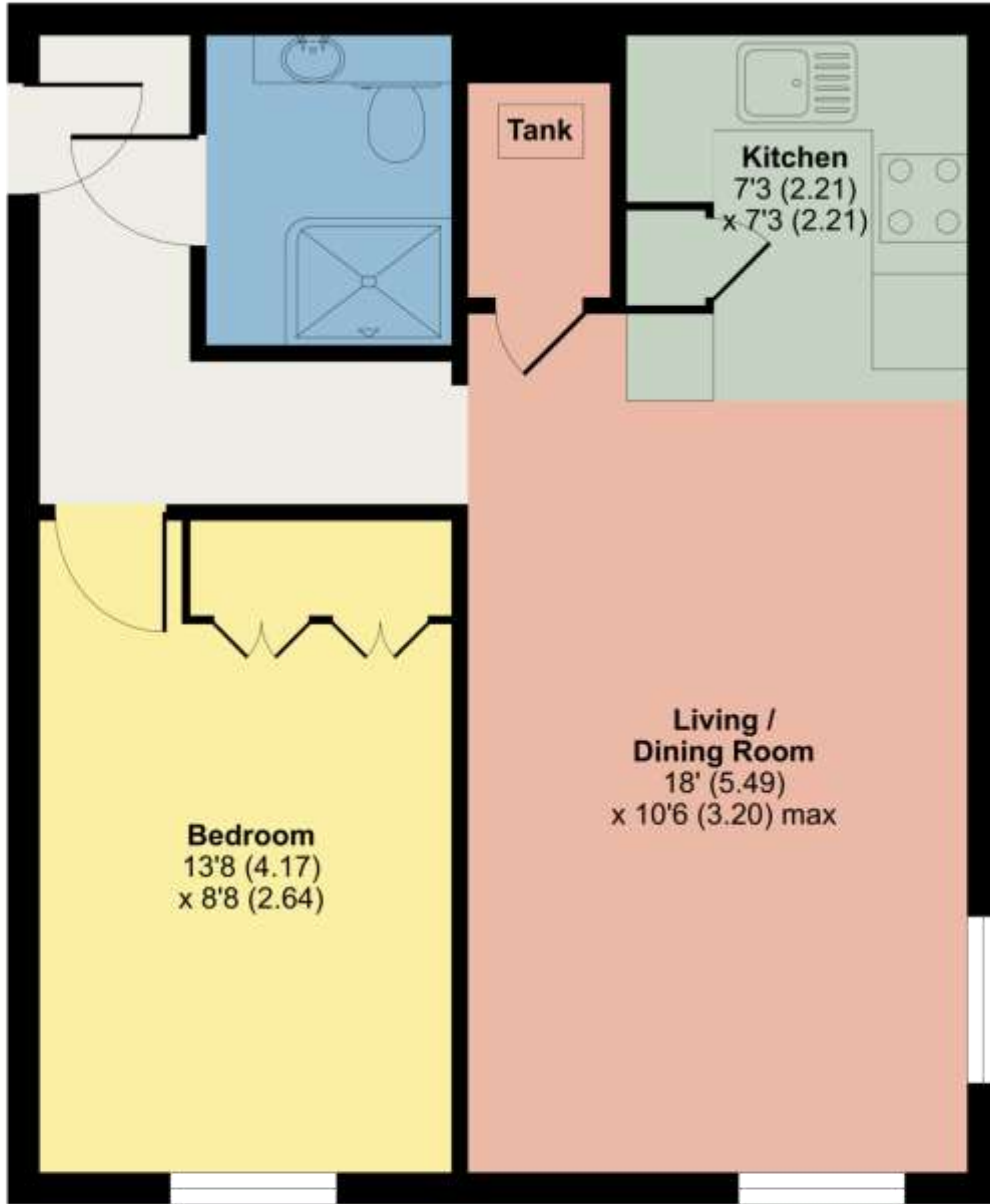


View

# 22 Alexandra Court, Ellerthwaite Road, Windermere, LA23

Approximate Area = 464 sq ft / 43.1 sq m

For identification only - Not to scale



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 747737

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 12/12/2023.

Request a Viewing Online or Call 015394 44461