



## Bowness-on-Windermere

£150,000

7 Winander, Ferry View, Bowness-on-Windermere, Cumbria,  
LA23 3JB

A 1 bedroomed top (2nd) floor apartment in a fantastic location close to Bowness-on-Windermere and all the amenities it has to offer. The property benefits from beautiful views of Lake Windermere and the fells. This property is an ideal first home, 2<sup>nd</sup> home or indeed a long term let.

### Quick Overview

1 bedroomed top floor apartment

1 reception room and 1 bathroom

Peaceful yet convenient location

Communal grounds

Views of Lake Windermere and the fells

Close to amenities

No Chain

Ideal first home, 2nd home or long term let

Communal parking

\*Superfast fibre broadband available



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Superfast  
Broadband



Off Road  
Parking

Property Reference: W6056



Communal entrance



Living room



Kitchen



Bedroom

#### Location:

Winander is situated in a semi rural position on the edge of Bowness village. From the mini roundabout in Bowness continue towards Bowness Bay bearing next left onto Kendal Road virtually opposite St Martins Church. Continue along the road for approximately three quarters of a mile and Winander can be found on the left hand side just after the right turning to Longtail Hill. No. 7 is situated on the second floor with a ground floor communal entrance with stairs leading up to the second floor.

#### Property Overview:

Flat 7 Winander is a one bedroomed apartment and is accessed via a communal entrance hall and up a flight of stairs. The accommodation comprises of hallway with cupboard housing the immersion heater and further storage cupboard, living room which is dual aspect and has lovely views to Lake Windermere and the fells beyond, kitchen with integrated Hygena electric oven and electric hob and space for both fridge freezer and washing machine, bedroom with door leading to the fire escape and bathroom having views to the lake and fells and comprising of WC, washbasin, bath with shower over and heated towel rail.

Winander is a traditional Lakeland building which was converted many years ago into seven similar apartments. No.7 is located on the second floor and possesses fine views across the neighbouring field to Lake Windermere and the Lakeland fells beyond. Please note, holiday letting is not permitted at this property.

Please note that all furniture, fixtures and fittings are included in the sale price.

Accommodation: (With approximate measurements)

Communal entrance hall

Hallway

Living room 10' 7" x 9' 5" (3.23m x 2.87m)

Kitchen 11' 10" x 11' 8" (3.61m x 3.56m)

Bedroom 10' 1" x 9' 8" (3.07m x 2.95m)

Bathroom

Property Information:

Outside: Communal off road parking.



### Services:

Mains water, electricity and drainage. Hot water tank, uPVC double glazed windows and Creda night storage electric heaters.

### Council Tax:

Westmorland and Furness Council - Band B.

### Tenure:

Long leasehold for the residue of a 999 year lease. The house is overseen by a management company appointed by the residents, who pay a service charge of £1,206.32 per annum per flat. The residents collectively own the freehold.

### 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:** //float.resurgent.helpless

**Notes:** \*Checked on <https://www.openreach.com/> 7th March 2024 - not verified.

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View



Living Room



Kitchen



Communal parking

# 7 Winander, Ferry View, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 437 sq ft / 40.5 sq m

For identification only - Not to scale



A thought from the owners...We have loved coming to 7, Winander for over 20 years, and very much regret having to sell it. The light, airy living room with its beautiful view is a lovely place to relax at all times of the year, and our many children, grandchildren and friends have enjoyed visiting it as much as we have.

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 11/03/2024.

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