



Windermere

£200,000

Flat 4 Rotherwood, Thornbarrow Road, Windermere, LA23 2DG

A first floor, two bedroomed apartment with far reaching lake and fell views within a characterful Lakeland residence in a quiet and yet convenient location.

Set within pleasant mature communal grounds this is an ideal manageable property with the added benefit of private parking and a single garage. Ideal as a permanent residence, second home or long term let.

Quick Overview

- A 2 bedroomed first floor apartment
- 1 Reception room and 1 bathroom
- Quiet yet convenient location
- Communal gardens
- Views of the Lakeland fells
- Close to amenities
- Good decorative order
- An ideal main residence, second home or long term let
- Private parking and a single garage
- Superfast Fibre Broadband available

Property Reference: W6057



2



1



1



D



Superfast
Fibre
Broadband



Private Parking &
Single Garage



Property Sign



Living Room



Living Room



Kitchen

Location: Situated within a quiet yet convenient, sort after location. From Windermere proceed down New Road bearing left into Thornbarrow Road after the pelican crossing opposite Goodly Dale School. The entrance to Rotherwood can be found towards the top of Thornbarrow Road on the right hand side just after Oakthwaite Road which is on the left.

Property Overview: Rotherwood is a traditional Lakeland building, which was divided into seven self contained apartments. No 4 is situated on the first floor and comprises of living room with area for a dining table, fireplace with wood surround, slate hearth and gas fired "log burner" and far reaching views to the Lakeland fells and glimpses of lake Windermere. The kitchen includes fitted wall and base units, stainless steel sink, integrated fridge and freezer and washer dryer, a 4 ring cooker and hob with extractor over, Bosch dishwasher and a door to shelved storage area housing the apartments boiler.

Moving into both bedrooms having views of the Lakeland fells and the bathroom comprising of WC, washbasin with vanity unit, shower, shelved cupboard and heated towel rail. This property would be perfect as a private holiday home, permanent use or long term letting. Holiday letting is not permitted in Rotherwood.

Communal Entrance

Living Room 19' 11" x 18' 10" into bay (6.07m x 5.74m)

Kitchen 10' 8" x 7' 4" (3.25m x 2.24m)

Bedroom 1 12' 5" x 8' 10" (3.78m x 2.69m)

Bedroom 2 9' 1" x 5' 7" (2.77m x 1.7m)

Bathroom

Garage 15' 10" x 8' 2" (4.83m x 2.49m)

Property Information:

Outside: To the rear of the property is the fire escape which allows private access to the property and to the communal gardens, parking and garage.

Services: Mains water, electricity and drainage. Gas fired

central heating to radiators.

Tenure: Leasehold, the property is held on a 999 year lease from 1987. For 2023/2024 there is an annual service charge of £1,500 payable to the management company of which each owner is a director and this covers the maintenance of the communal parts, ground and block insurance. We understand the management company of Rotherwood own the freehold.

Council Tax: Westmorland and Furness Council - band B.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words: ///dividing.gangs.excusing

Notes: *Checked on <https://www.openreach.com/> 11th March 2024 - not verified.

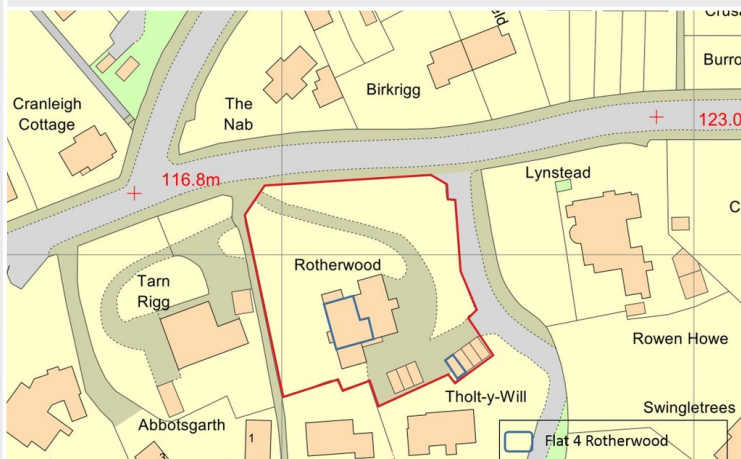
Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at 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).



Bedroom 1



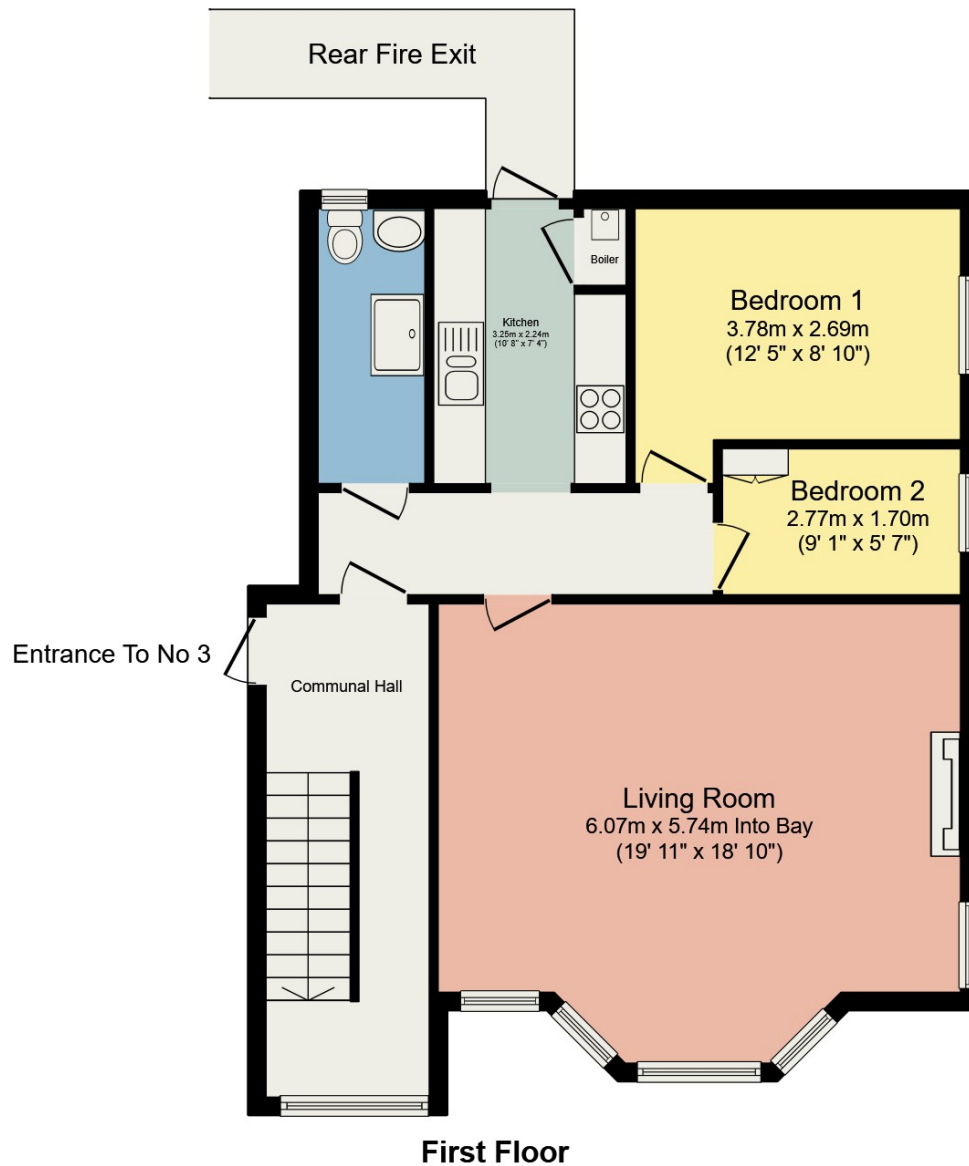
Bedroom 2



Ordnance Survey Plan



Views



Total floor area 80.8 m² (870 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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 20/03/2024.