



Windermere

£335,000

7 College Court, Main Road, Windermere, Cumbria, LA23 1DX

Step into this elegant 2-bedroom duplex apartment, featuring a modern kitchen, spacious living area, and access to a communal garden and designated parking, for a perfect blend of comfort and convenience.

Quick Overview

- Duplex apartment
- 2 Double Bedrooms (1 en-suite)
- Currently a successful holiday let
- No Chain
- Double glazed windows
- Central Location
- In good decorative Order
- An ideal lock up and leave, holiday let, long term let or main home
- Allocated Parking
- Superfast 80Mbps Broadband*



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Superfast
Broadband



Allocated
Parking

Property Reference: W6064



Living Room



Kitchen



Bedroom 1



Bedroom 2

Location Tucked away from the Main Road, one of the main thoroughfares through Windermere, College Court has advantages of being within easy walking distance to shops, restaurants, banks, post office etc. College Court can be found after turning left just after the Lakelands Retreats Office and proceeding down the lane to College Court private car park. The access to No.7 is found to the rear of the building.

Description Discover the charm of this beautiful 2-bedroom duplex apartment, featuring a distinctive dual-level layout that enhances the living experience. As you enter you will find a boot cupboard perfect for hanging your coats up and taking your shoes off after a day on the fells. As you ascend the stairs, you'll find a thoughtfully designed space that seamlessly transitions from the living/dining room to the house bathroom and kitchen before leading up to the bedrooms.

The living/dining room welcomes you with a warm and inviting atmosphere, perfect for relaxing or entertaining guests. This versatile space offers ample room for creating a cosy living area and a dining space for enjoying meals with loved ones. The house bathroom provides convenience and functionality comprising a wc, wash basin and panel bath with shower over, ensuring a comfortable experience for residents. The well-appointed kitchen includes a 4 ring electric hob, oven and Kenwood dishwasher.

As you ascend further to the top level, you'll discover the two charming bedrooms, providing a private retreat for rest and relaxation. With bedroom 1 having an en suite shower room with a wc, wash basin and shower. Both Bedrooms have built in wardrobes with bedroom 2 having an eaves storage area and Velux windows.

Experience the unique layout and functionality of this 2-bedroom duplex apartment, where every level is thoughtfully crafted to enhance your living experience. Contact us today to schedule a viewing and explore the distinctive features and charm that this property has to offer.

Accommodation (with approximate dimensions)

Entrance Hall

Boot Cupboard

Living Room 15' 6" x 14' 5" (4.72m x 4.39m)

Kitchen 8' 0" x 7' 3" (2.44m x 2.21m)

House Bathroom

Bedroom 1 14' 1" max x 12' 5" (4.29m x 3.78m)

Ensuite Shower Room

Bedroom 2 10' 10" x 9' 9" (3.3m x 2.97m)

Property Information

Services This property is connected to mains electric, water and drainage. Electric heating to radiators.

Tenure Residue of a 999 year lease from January 1985. The freehold of the property is owned by the management company and each owner has 1 share. The annual service charge which includes the ground rent and covers the maintenance of the outside of the building plus gardening and building insurance amounted to £720.00 for 2023/2024.

Business Rates Rateable value of £2400.00 with the amount payable of £1176.00 for 2023/24. Small business relief may apply depending on circumstances.

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 ///urgent.riverside.solids



Living Room



Bedroom 1



Bedroom 2



Living Room



Total floor area 82.6 m² (889 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.

A thought from the owners...

"Property close to train station and bus station"

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