



## Bowness-on-Windermere

£175,000

29A Quarry Rigg, Bowness-on-Windermere, Cumbria, LA23 3DT

A wonderful holiday bolt hole or indeed first time buyer apartment. A one bedroomed neatly presented 2nd floor apartment right in the centre of Bowness and yet tucked away from the hustle and bustle of this thriving tourist village.

### Quick Overview

1 Bedroomed 2nd floor apartment  
 1 Reception room and 1 bathroom  
 Convenient central location  
 Currently used as a holiday let

A 5 minute walk to Lake Windermere itself  
 In good decorative order  
 An ideal lock up and leave, holiday let, long term let or main home  
 Communal private car park  
 Superfast fibre broadband



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Superfast  
Fibre  
Broadband



Communal  
Private Car Park

Property Reference: W6076



Living Room



Living Room



Living Room



Kitchen

**Location:** This quiet development is positioned in the heart of the popular tourist spot of Bowness-on-Windermere close to all the amenities this village provides.

From the mini roundabout proceed out of Bowness on Rayrigg Road, bear right, first onto Quarry Brow and then right at the top of the hill. No 29A is located in the left hand block. There are 3 pedestrian walkways giving easy access to the village either onto Rayrigg Road at the bottom of the Quarry Rigg development or via Longlands Road at the top of Quarry Rigg and finally through the direct path to Lake Road.

**Property Overview:** 29A Quarry Rigg is a delightful one bedroomed flat with ease of ownership at its heart. In a central yet relatively quiet position in the village with communal residents parking and yet only a short walk to all that the thriving tourist village of Bowness-on-Windermere has to offer, including Bowness bay.

With a good sized lounge, double bedroom, bathroom and kitchen this neatly presented flat has uPVC double glazed windows and electric heating. The entrance hall comprises of airing cupboard with hot water tank, large cloakroom/storage cupboard and leads into the lounge with dining area. The kitchen provides plumbing for washing machine and currently includes fitted wall and base units, sterling electric hob and oven and space for an undercounter fridge. Following on, you have the main bedroom which includes a large built in wardrobe. Additionally, the apartment bathroom has a 3 piece white suite of bath with double shower over (one Triton Electric and one fed from the mixer tap), WC and pedestal wash basin, plus an electric wall heater.

Currently used as a holiday let property the majority of the furniture is available by separate negotiation.

**Accommodation:** (with approximate measurements)

**Living Room** 15' 3" x 8' 10" (4.65m x 2.69m)

**Kitchen** 9' 2" x 4' 5" max (2.79m x 1.35m)

**Bedroom 1** 11' 6" x 9' 2" (3.51m x 2.79m)

**Bathroom**

## Property Information:

**Services:** Mains electricity, water and drainage. uPVC double glazed windows. Electric heaters.

**Tenure:** Long leasehold for the residue of a 999 year lease from 1995. For the first quarter of 2024 the management charge was £542.75. This includes buildings insurance and maintenance of the outside of the buildings and communal areas, plus an element of sinking funds for future needs. There is also a fixed ground rent of £20 per year.

**Business Rates:** Westmorland and Furness Council - Rateable value of £1,700 with the amount payable of £848.30 for 2024/25. 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:** ///knee.duplicate.forgot

**Notes:** \*Checked on <https://www.openreach.com/> 23rd April 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



Bedroom



Bathroom

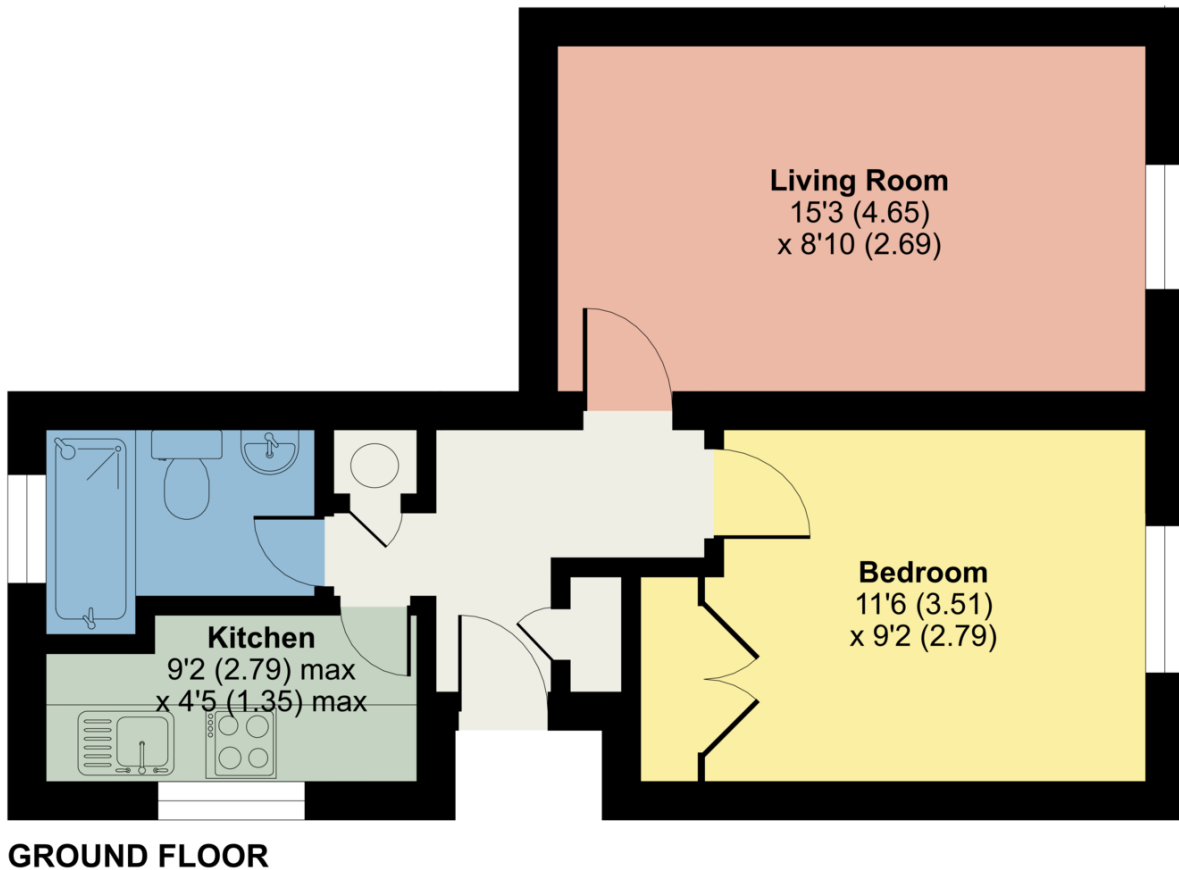


Car Park

# 29A Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 402 sq ft / 37.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1111906

*A thought from the owners... The apartment is light and bright and has been very popular with our guests for its extremely convenient location being a short walk from the shops, restaurants and Lake Windermere itself but also tucked away from the roads. Guest reviews are available available on the Airbnb website under Bowhaven apartment.*

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 26/04/2024.

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