



Windermere

£70,000

Flat 14 Alexandra Court, Ellerthwaite Road, Windermere, LA23 2PR

A 1 bedroomed first floor apartment, situated in a purpose built sheltered housing development for the over 50's situated close to Windermere village centre. Compact accommodation being centrally positioned and convenient for all the amenities of Windermere with communal landscaped gardens and parking.

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).

Quick Overview

- 1 Bedroomed over 50's Development
- 1 Reception Room & 1 Bathroom
- Perfect Central Location
- Residential Lounge
- Communal Grounds and Shared Parking
- Close to Amenities
- Guest suite
- EPC band C
- Superfast fibre broadband



1



1



1



C



Superfast
Fibre
Broadband



Communal
Parking

Property Reference: W6094



Lounge



Kitchen



Bedroom



Bathroom

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.

Property Overview: 14 Alexandra Court is a modern purpose built first floor sheltered housing apartment constructed in 1989. McCarthy & Stone, designed for purchasers aged 50 years and over. The development incorporates many thoughtful design features including security door entry system recently updated to include TV vision of ground floor entrance, lift service, emergency communication system and house manager. Other facilities include attractive communal residents lounge, laundry room and a guest suite for over night visitors.

The entrance to number 14 is on the first floor approached by lift or stairs, with pleasant Southerly aspect over Alexandra Road. As you enter the entrance hall, there is a shelved cupboard with cylinder tank. To the left is the Lounge with Rointe Kyros electric radiator, emergency cord system and open plan kitchen consisting of wall and base units, inset sink unit, Atag cooker hood over and hob, and space for an up right fridge freezer, plus separate extractor fan linked to the lighting system.

Moving back into the entrance hall you have the bedroom with Rointe Kyros electric radiator and bathroom with a 3 piece suite of WC, bath with shower over and vanity unit.

Accommodation: (with approximate measurements)

Private Entrance Hall

Lounge 15' 4" x 10' 7" (4.67m x 3.23m)

Kitchen 7' 4" x 5' 6" (2.24m x 1.68m)

Bedroom 12' 1" x 8' 8" (3.68m x 2.64m)

Bathroom

Property Information:

Services: Mains water, drainage and electricity.

Tenure: The property is held on a long leasehold for a term of 125 years which commenced in 1989, subject to an ground rent of approximately £215.94 paid twice per year. 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 annual charge for 2024/25 is approximately £1,952.00 paid half yearly 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: ///readjust.mouse.importers

Notes: *Checked on <https://www.openreach.com/> 15th May 2024 - not verified.



Residents Lounge

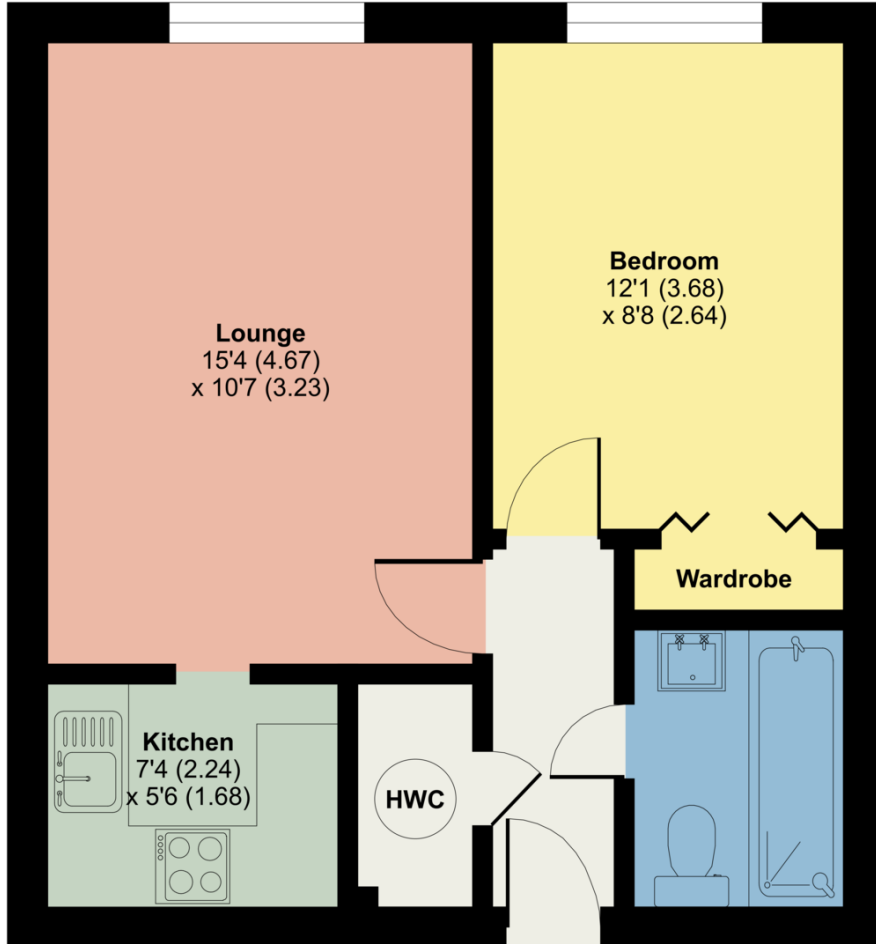


Lounge

Flat 14, Alexandra Court, Ellerthwaite Road, Windermere, LA23

Approximate Area = 415 sq ft / 38.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1129875

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