



Windermere

£195,000

Hidden Nook, Lower Ground Floor, 10 High Street, Windermere, LA23 1AF

A centrally located spacious ground floor apartment, with open plan lounge, dining kitchen and double bedroom. Useful external store and parking for 1 small car. A perfect low maintenance property, suitable for a variety of uses whether it be an owner occupier or an investor looking to either holiday let or residential.

Quick Overview

- 1 Bedroomed ground floor apartment
- 1 Bathroom & 1 reception room
- Central location
- Outside store area
- EPC band D
- Close to amenities and local primary schools
- In good decorative order
- Ideal investment property
- Parking for 1 small car
- Superfast fibre broadband available



1



1



1



D



Superfast
Fibre
Broadband



Parking for 1
Small Car

Property Reference: W6099



Living Area



Living Area



Kitchen Area



Kitchen Area

Location: Situated to the rear of High Street near to the centre of Windermere village in a quiet position away from the main thoroughfare's passing traffic. From Main Road, continue heading towards Elleray Road turning first right onto High Street. Hidden Nook can be found a short way on your left hand side just after the Lamplighter Restaurant and down the lane.

Property Overview: The apartment comprises of living room being a warm and cosy area with dimmable lighting and two good sized storage cupboards with one housing the central heating boiler. A kitchen area that is light and airy and has a stable style front door, it has also been fitted with a range of wall and base units, inset stainless steel sink, marble style worksurfaces incorporating a 'dining bar'. Integrated electric hob and oven with extractor hood over. Plumbing for washing machine and space for fridge and freezer. Moving into the bedroom you have a built in cupboard, a super king sized bed and wall mounted side table. The bathroom includes a 3 piece white suite with WC, pedestal wash hand basin and bath with shower over, plus beautiful tiled flooring, towel warmer and extractor fan.

The property also benefits from an outdoor store area which is lockable and large enough to store bikes or kayaks. Plus an allocated parking space for one small car. The apartment would be ideal for a first time buyer or an investment purchaser.

Accommodation: (with approximate measurements)

Living Area 16' 10" max x 13' 7" max (5.13m x 4.14m)

Kitchen Area 12' 4" max x 9' 0" max (3.76m x 2.74m)

Bedroom 11' 0" x 9' 11" (3.35m x 3.02m)

Bathroom

Store 18' 11" x 3' 5" (5.77m x 1.04m)

Property Information:

Services: Mains gas, water, drainage and electricity. Gas fired central heating to radiators and double glazed windows. The property currently shares it's water supply/water meter with the office above which will need to be split into two separate supplies and meters by the new purchaser.

Tenure: Long Leasehold. Held on the residue of a 999 year lease commencing on the 3rd June 2006. The freehold is owned by 10 High Street Management Ltd. There is no fee but the 3 flats split the buildings insurance. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band A.

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: ///duty.deal.tasteful

Notes: *Checked on <https://www.openreach.com/> 4th June 2024 - not verified.



Bedroom



Bathroom

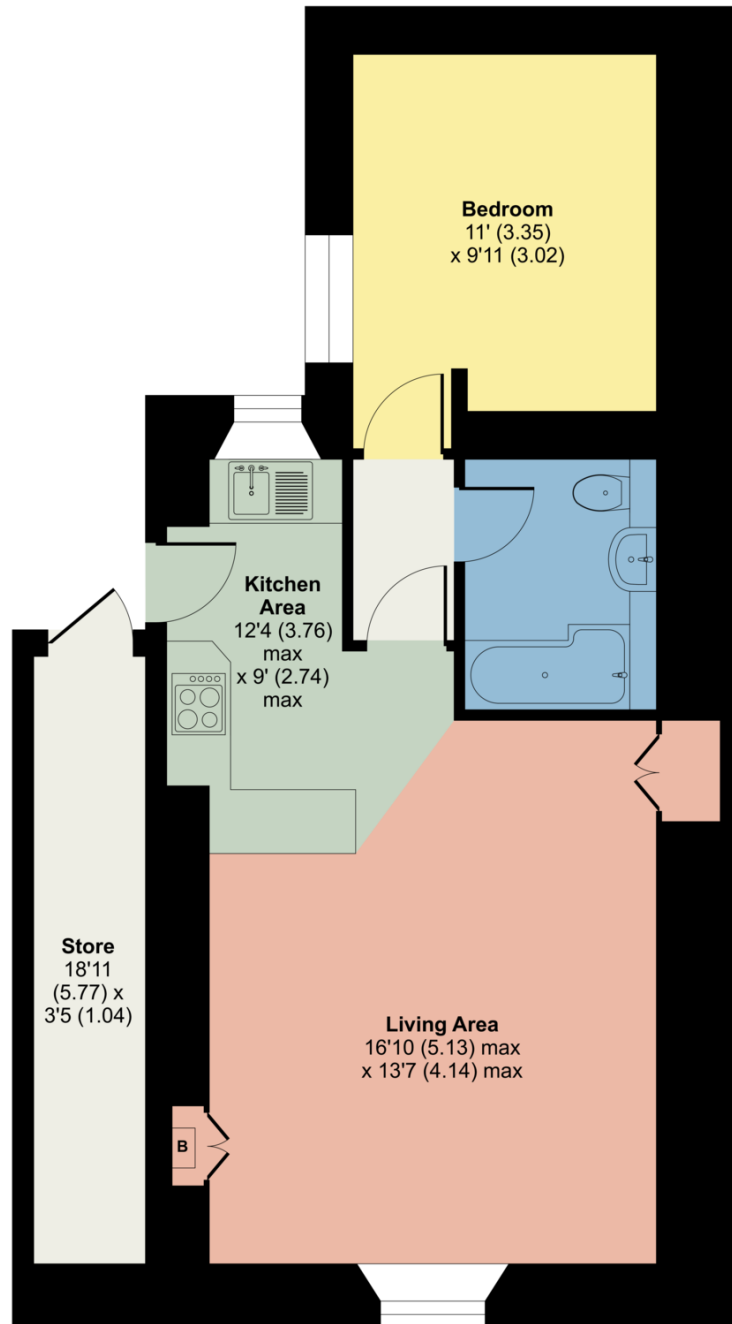
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Approximate Area = 589 sq ft / 54.7 sq m

Store = 67 sq ft / 6.2 sq m

Total = 656 sq ft / 60.9 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1138094

A thought from the owners...

"We have loved owning the property, the location is ideal with the shops and restaurants within easy walking distance and stunning walks and excellent transport links on its doorstep. This property has previously been a successful holiday let and residential let, figures can be requested and we have also used it as our holiday home."

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