



Windermere

£199,950

17a Main Road, Windermere, Cumbria, LA23 1DX

This large 2 double bed roomed maisonette is situated in the centre of the village of Windermere with all the amenities it has to offer. Now in need of full modernisation, this property would be ideal for someone looking for a project.

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).



2



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1



E



Superfast
Fibre
Broadband



Street
Parking

Quick Overview

- 2 bed roomed maisonette
- Large living room and bathroom
- Central location
- Energy Performance Certificate E
- No chain
- Very close to amenities and schools
- In need of full refurbishment
- Street parking
- *Superfast fibre broadband available

Property Reference: W6026

main road, windermere, LA23

Approximate Area = 976 sq ft / 90.6 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). © nichicom 2024. Produced for Hackney & Leigh REF: 1125946

Location: In the centre on Main Road, 17a Main Road can be found on your right on the one way system just after the Laundrette and above Response.

Property Overview: Entrance hall with stairs that lead to the first floor. On the first floor you will find a good sized living room with large windows giving plenty of light and overlooking the street scene below, kitchen in need of full replacement, bathroom with WC, bath with shower over and washbasin, cupboard currently housing the Ferrolgi gas boiler. On the second floor there are 2 bedrooms. Now in need of a full refurbishment this property offers potential to modernise to your own specification.

Accommodation: (with approximate measurements)

Entrance Hall

Stairs to first floor:-

Living room 16' 4" x 11' 11" (4.98m x 3.63m)

Kitchen/Dining room 12' 2" x 9' 0" (3.71m x 2.74m)

Bathroom

Landing Store and central heating boiler.

Stairs to second floor:-

Bedroom 1 15' 8" x 11' 4" (4.78m x 3.45m) with large dormer window.

Bedroom 2 12' 5" x 9' 2" (3.78m x 2.79m)

Property Information:

Services: Mains gas, water and electricity. Gas central heating (not tested).

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated the 17th May 2001. The flat is responsible for the 'demised premises' which essentially is the part of the building the flat is in and the roof. There is also a peppercorn ground rent. A copy of the lease is available for inspection at the office.

Please note - The lease for this property does not allow short term holiday letting but does allow the flat to be a private second home, main residence or indeed let on a normal assured shorthold tenancy.

Council Tax: Westmorland and Furness Council - Band C.

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: //compos.informer.jaunts

Notes: *Checked on <https://www.openreach.com/> 10th May 2024 - not verified.

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