



# Windermere

**£110,000**

Flat 3 Alexandra Court, Ellerthwaite Road, Windermere, LA23 2PR

A recently refurbished ground floor one bedroom flat with the added benefit of its own private entrance and private parking space. Situated in a well managed purpose built retirement development for the over 50's and within easy walking of the centre of Windermere village with all its amenities.

The current owners have altered and improved the original layout and with tasteful decoration and new floor coverings laid creating a light and airy home ready to move into and enjoy. The super open plan living room with fitted kitchen area has a door opening to a small patio which overlooks the communal gardens, the bedroom is a good double with fitted wardrobes and a modern shower room completes the picture.

## Quick Overview

Excellent Ground Floor Apartment for the over 55's

Large Open Plan Living Room & Kitchen

Double Bedroom

Modern Shower Room

Close to centre of Windermere

Recently altered and improved

Excellent decorative order

Well tended communal gardens & parking

No Upward Chain

\*Superfast fibre broadband available



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Superfast  
Broadband



Communal  
parking

Property Reference: W6121



Living Room/Kitchen



Living Room



Kitchen



Bedroom

**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 hand side.

**Property Overview:** 3 Alexandra Court is a modern purpose built ground floor retirement apartment constructed in 1989 by McCarthy & Stone being designed for purchasers aged 50 years and over. The apartment can be accessed through the main communal entrance or directly by its own door located to the rear of the building.

The development incorporates many thoughtful design features including security door entry system including vision of building access area through resident's own TV, lift service, emergency communication system and house manager. Other facilities include attractive communal residents lounge, laundry room and a guest suite for overnight visitors.

Recently altered and improved by the vendors and with tasteful decoration and new carpets laid the apartment really is ready for a new owner to move into and enjoy.

The layout is easy to manage with an entrance hall with a large cloaks cupboard housing the hot water tank.

Leading off the hallway is the large 24' open plan light and airy living room with full height window and glazed door opening to a small patio area and the communal gardens. A remote controlled contemporary electric living flame fire creating that all important focal point.

Open to the living room is the recently installed kitchen which has been fitted with an attractive range of wall and base units with complementary work surfaces with inset sink and a feature breakfast bar. Integrated kitchen appliances include; a built in oven, hob with cooker hood over, fridge, a separate freezer and a washing machine.

A good sized double bedroom overlooks the communal gardens and is fitted with a range of bedroom furniture including triple wardrobes, matching drawers and dressing table with seat and drawers beneath.

The shower room has attractive tiled walls with complementary tiled flooring. A three piece suite comprises; a shower cubicle with Aqualisa shower, contemporary vanity unit with wash hand basin and WC. Heated towel rail and extractor fan.

Accommodation with approximate dimensions:

Private Entrance Hall

Living Room/Kitchen 24' 5" max x 10' 5" max (7.44m x 3.18m)

Bedroom 14' max x 8' 9" (4.27m x 2.67m)

Shower Room

Property Information:

Services: Mains water, drainage and electricity.

Council Tax: Westmorland & Furness Council - Band B

Tenure: Leasehold - The property is held on the remainder of a 125 year lease which commenced in 1989, subject to an annual ground rent of £431.88. 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 service charge for 2024/25 is approximately £1,952.00 and payable six monthly in advance.

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: //uncouth.vegetable.unrated

Notes: \*Checked on <https://www.openreach.com/> 2nd July 2023 - not verified



Living Room/Kitchen



Kitchen



Elevated Photo

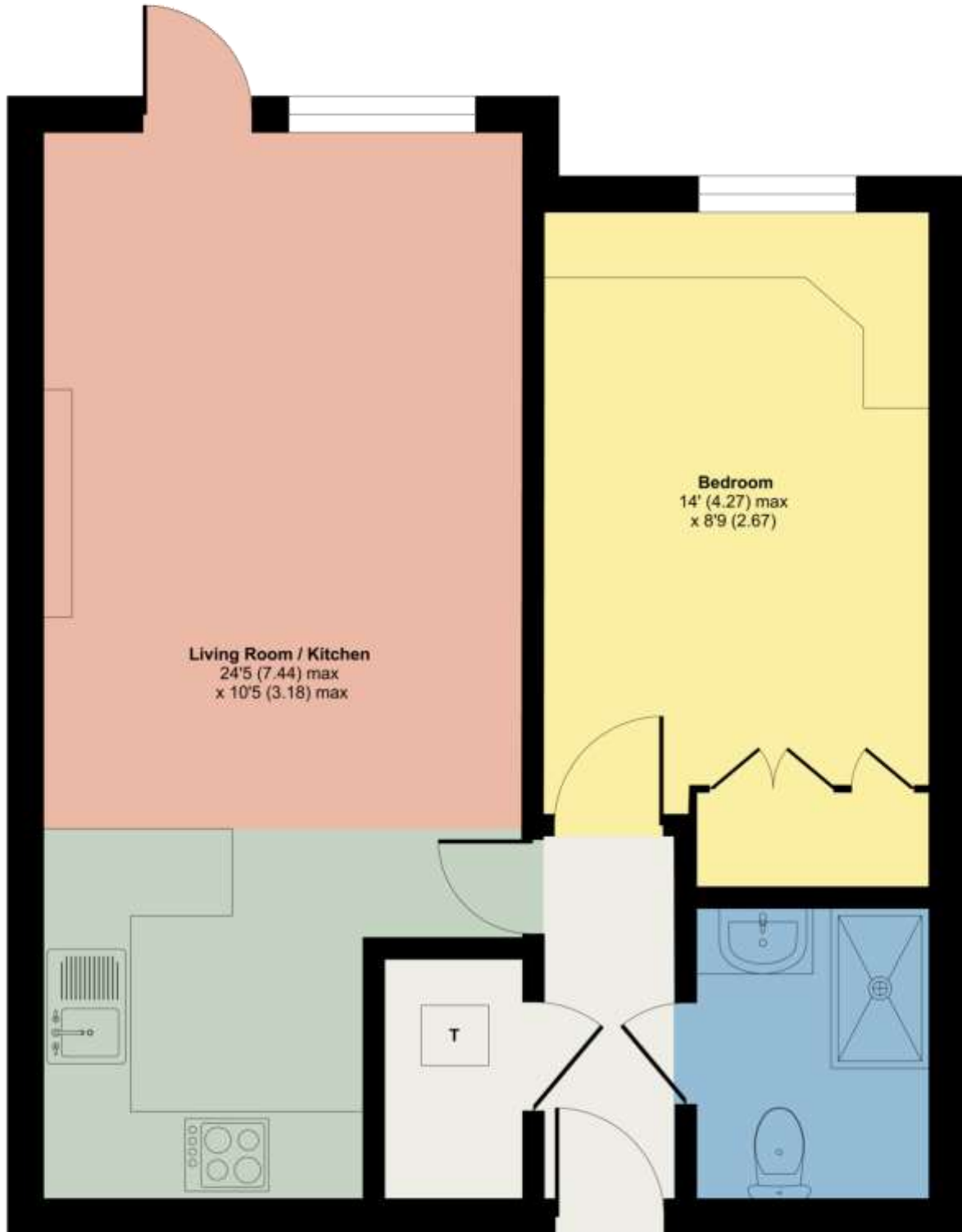


Living Room/Kitchen

# Flat 3, Alexandra Court, Ellerthwaite Road, Windermere, LA23

Approximate Area = 481 sq ft / 44.6 sq m

For identification only - Not to scale



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