



## Windermere

£500,000

10 Old College Park, Windermere, Cumbria, LA23 1BZ

Discover this well-presented 2/3 bed roomed apartment, perfectly hidden away in a peaceful location being a few minutes level walk into Windermere centre, buses to villages in the Lake District and also the train station. Whether you're seeking a main residence or a private second home, this apartment provides the ideal retreat. The property has had the same owner for 23 years.

### Quick Overview

- 2 Bedrooms (1 en-suite)
- Lounge with glimpses of Lake district fells
- Dining Room/3rd Bedroom
- Bathroom
- Garage & off road parking
- Communal gardens
- Beautiful location
- In good decorative order
- Whether you are seeking a main residence or private second home
- Superfast fibre broadband available



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Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6108



Sitting Room



Sitting Room



Kitchen



Dining Room

**Location:** In an idyllic location that is rare to find Old College Park boasts both a private secluded setting and the convenience of being only minutes walking distance to the village centre with all its amenities and also easy access to some lovely local walks.

From Hackney & Leigh Windermere sales office, proceed to the A591 in the direction of Ambleside and almost immediately upon joining this main road bear left at the Ravensworth Hotel on to Phoenix Way and proceed down the hill and the property is found after taking the first right turning into a small cul de sac.

**Property Overview:** Welcome to this attractive ground floor apartment, built in the late 1990s by the renowned local developers, New Brunswick Properties. With its own private front door to the rear, this property offers convenient "ground floor" access, leading you into a welcoming hallway. Here, you'll find two generously sized shelved storage cupboards, perfect for all your organisational needs.

Step into the large sitting room, where an open gas fireplace creates a cosy atmosphere, complemented by a pleasant outlook. The well-appointed kitchen features built-in wall and base units, an AEG double oven, a gas hob with extractor over, a tall built-in fridge freezer, a BOSCH dishwasher, and a HOOVER washer/dryer. Everything you need for modern living is right at your fingertips.

Adjacent to the kitchen is the open-plan dining room, complete with a built-in shelved cupboard housing the WORCESTER boiler. This versatile space was previously used as a third bedroom and can easily be converted back if desired, offering flexibility to suit your lifestyle.

At the other end of the apartment, you'll find two good-sized bedrooms. Bedroom one boasts an ensuite shower room with a WC and washbasin, while bedroom two features built-in wardrobes. The main bathroom includes a WC, washbasin, and a bath with a shower over, ensuring comfort and convenience for all.

Outside, a small seating area provides a lovely spot to enjoy the fresh air and you also have use of the communal grounds. Additional benefits include a garage with a large store area and a communal bin shed housing the electric meters. This property is an ideal main residence or a private second home, though please note that holiday letting is not permitted.

Accommodation: (with approximate measurements)

Sitting Room 18' 5" x 14' 2" (5.61m x 4.32m)

Kitchen 14' 0" x 10' 6" (4.27m x 3.2m)

Dining Room 14' 4" x 11' 4" (4.37m x 3.45m)

Bedroom 1 14' 11" x 9' 7" min (4.55m x 2.92m)

Ensuite Shower Room

Bedroom 2 10' 9" x 10' 4" (3.28m x 3.15m)

Bathroom

Garage 18' 3" x 8' 10" (5.56m x 2.69m)

Raised Store Area 14' 7" x 7' 9" (4.44m x 2.36m)

Property Information:

**Services:** Mains gas, water, drainage and electricity. Gas central heating to radiators.

**Tenure:** We understand the property to be leasehold for the term of 999 years. Service charge for the upkeep of communal areas etc. £300 per quarter. Plus annual building insurance.

**Council Tax:** Westmorland and Furness Council - Band E.

**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:** ///uttering.bonfires.artist

**Notes:** \*Checked on <https://www.openreach.com/> 17th June 2024 - not verified.



Bedroom 1



Bedroom 1



Bedroom 2



Outlook

# 10 Old College Park, Phoenix Way, Windermere, LA23

Approximate Area = 1203 sq ft / 111.7 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 1521 sq ft / 141.2 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: 1144489

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