



# Windermere

£248,500

4 College Gate, Elleray Road, Windermere, Cumbria, LA23 1AG

In a fantastic central yet quiet village location a 2 bedroomed first floor modern purpose built apartment with excellent southerly aspect from the covered balcony and dedicated off road parking. An ideal investment rental or lock up and leave holiday home.

## Quick Overview

- 2 bedroomed first floor apartment
- 1 reception room and 1 bathroom
- Central location
- Balcony with pleasant southerly aspect
- Views of Lakeland fells
- Close to amenities, transport and schools
- In good decorative order
- Ideal 2nd home or holiday let
- Off road parking
- \*FTTC Superfast broadband available up to 79-80Mbps



2



1



1



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Superfast  
Broadband



Off Road  
Parking

Property Reference: W6122



Living Room



Living Room



Kitchen



Bedroom 1

**Description:** In a fantastic central yet quiet village location a 2 bedroomed first floor modern purpose built apartment with excellent southerly aspect from the covered balcony and dedicated off road parking. An ideal investment rental or lock up and leave holiday home.

**Location:** Perfectly positioned for the village amenities. From Main Road proceed on the one way system passing WH Smiths and bear left onto College Road. Turn first right towards Elleray Gardens retirement development and College Gate is situated a short way along on the right hand side with No. 4 accessed to the front left of the building.

**Property Overview:** Perfectly situated in the heart of Windermere, this two-bedroom apartment is an ideal retreat for those seeking a serene yet convenient lifestyle or indeed a convenient holiday let or first home.

Upon entering, you are welcomed by a hallway that leads into the open-plan living area having patio door which leads to a small balcony and which floods the room with natural light, creating a bright and airy atmosphere perfect for relaxation or entertaining guests.

The kitchen is just off the living room and has appliances of Zanussi electric oven and integrated Lamona ceramic hob with extractor over.

The apartment boasts two generously sized double bedrooms, each featuring built-in wardrobes that offer appropriate storage space, both overlooking the village scene. The main bathroom comprises of a bath with Mira shower over, WC and pedestal wash basin.

With an allocated car parking space, convenience is at your doorstep. This property is a treat.

**Accommodation: (with approximate measurements)**

**Ground floor access via Communal Entrance** with telephone entry system

**Stairs to First Floor**

**Hallway**

**Living Room** 20' 4" x 9' 4" (6.2m x 2.84m)

**Kitchen** 9' 0" x 4' 11" (2.74m x 1.5m)

**Bedroom 1** 14' 3" inc wardrobe x 9' 4" (4.34m x 2.84m)

**Bedroom 2** 10' 8" x 8' 8" (3.25m x 2.64m)

## Bathroom

**Balcony:** 7' 1" x 3' 6" (2.16m x 1.07m)

## Property Information:

**Services:** Mains electricity, water and drainage. Electric heating.

**Tenure:** Held on the remainder of a 999 year lease from 1989, the freehold is vested in the management company with each owner becoming a member of the management company. A service charge is payable for the upkeep of the development including the building insurance, cleaning and maintenance of communal areas etc. This in the order of £450 per half year.

**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:** //letter.variously.another

**Notes:** \*Checked on <https://www.openreach.com/> 16th July 2024 - not verified.



Bedroom 2



Balcony/View



View



View

# Flat 4, College Gate, Elleray Road, Windermere, LA23

Approximate Area = 562 sq ft / 52.2 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). © ntechcom 2024. Produced for Hackney & Leigh. REF: 1154019

A thought from the owners...Such flexible use and so convenient for virtually everything.

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