



Bowness-On-Windermere

£275,000

30 Quarry Rigg, Bowness-On-Windermere, Cumbria, LA23 3DT

A two bedroomed top floor apartment conveniently situated close to the village amenities with the added benefit of off road parking, single garage and private balcony with glimpses of Lake Windermere and the fells. This apartment would make an ideal permanent home, 2nd home or holiday let.

Quick Overview

2 Bedroomed top floor apartment

1 reception room and 1 bathroom

Convenient location

Private balcony

Glimpses of Lake Windermere and the fells

Close to amenities and transport

In good decorative order, double glazing and electric heating

Ideal for a holiday bolt hole, holiday let or permanent residence

Garage & private parking & extra communal parking

*Superfast fibre broadband available



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1



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Superfast
Fibre
Broadband



Garage &
Communal
Parking

Property Reference: W6097



Open Plan Lounge/Kitchen



Lounge



Kitchen



Bedroom 1

Location: This quiet development is positioned in the heart of the popular tourist spot of Bowness on Windermere close to all the amenities this village provides, from the mini roundabout proceed out of Bowness on Rayrigg Road, bear right, first onto Quarry Brow and then right at the top of the hill. No 30 is located in the left hand block. There are 2 pedestrian walkways giving easy access to the village either onto Rayrigg Road at the bottom of the Quarry Rigg development or via the direct path to Lake Road.

Property Overview: A top floor, 2 bedroomed apartment tucked away from the hustle and bustle but set in a central location and within immediate walking distance of all the amenities Bowness has to offer. With glimpses of Lake Windermere and the surrounding fells, this property is ideal for a holiday bolt hole, holiday let or permanent residence with the added benefit of communal off road parking and garage.

The main living accommodation comprises of an open plan lounge and kitchen with the added bonus of a good sized balcony looking out to Lake Windermere and the surrounding fells. The kitchen includes wall and base units, inset stainless steel sink, plus oven and electric hob with extractor over, space for fridge freezer and plumbing for washing machine. The entrance hall houses a shelved store cupboard with the water cylinder and leads to the 2 bedrooms. Bathroom with 3 piece white suite.

Accommodation: (with approximate measurements)

Lounge 15' 7" x 14' 3" max (4.75m x 4.34m)

Double doors to:

Balcony 9' 5" x 4' 7" (2.87m x 1.4m)

Open Plan Kitchen 5' 7" x 5' 5" (1.7m x 1.65m)

Bedroom 1 12' 4" x 8' 7" (3.76m x 2.62m)

Bedroom 2 8' 9" max x 8' 6" (2.67m x 2.59m)

Bathroom

Garage 18' 3" x 9' 1" (5.56m x 2.77m) Located under adjacent block.

Property Information:

Services: Mains electricity, water and drainage. uPVC double glazed windows.

Tenure: Long leasehold for the residue of a 999 year lease from 1995. For 2024 the annual service charge is £2,171. There is also a fixed ground rent of £16 per year.

Council Tax: Westmorland and Furness Council - Band B.

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: ///gave.calibrate.trifle

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



Bedroom 2



Bathroom



Balcony



Views

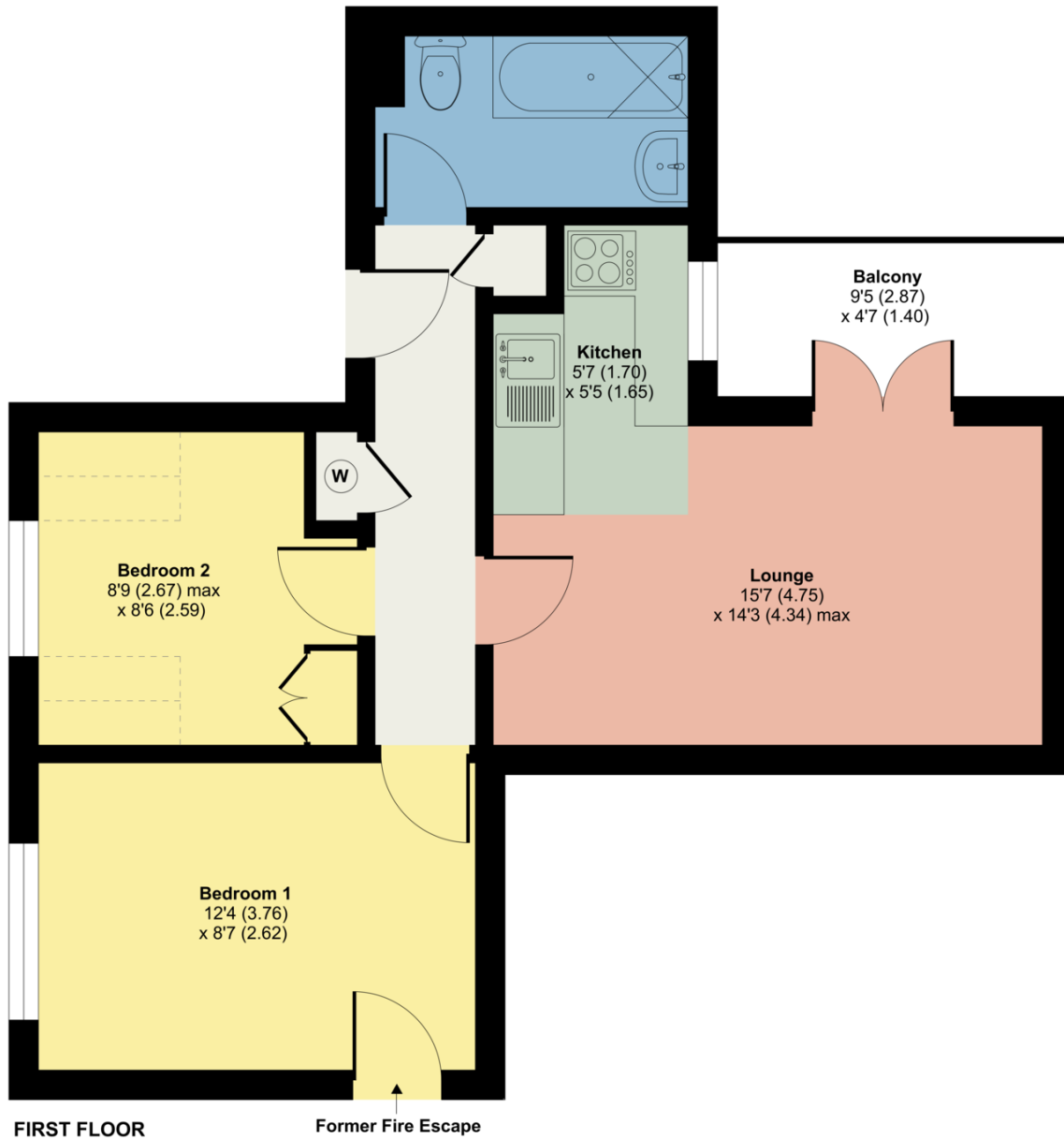
30 Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 442 sq ft / 41 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 464 sq ft / 43 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). © n̄che.com 2024. Produced for Hackney & Leigh. REF: 1130590

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