



Bowness On Windermere

£395,000

31 Windward Way, Bowness On Windermere, Cumbria, LA23 3BF

A beautifully appointed 2 bedroomed, 2 bathroomed apartment situated on the first floor which has the enviable waterfront location in the vibrant Windermere development. This stylish property boasts a fantastic southerly aspect overlooking the Marina.

This property is built to a high specification with open plan living room and kitchen with integrated Neff appliances, 2 bedrooms and 2 bathrooms (one with en-suite). A perfect luxury holiday home in an idyllic location.

Quick Overview

- 2 bedroomed first floor apartment
- 1 reception room and 2 bathrooms (1 en-suite)
- Convenient location
- Balcony
- View of the Marina and Lake
- Close to amenities and transport
- In good decorative order
- Ideal holiday home or holiday let
- Allocated parking
- *FTTC Superfast broadband available up to 57-80 Mbps



2



2



1



C



Superfast
Fibre
Broadband



Allocated
Parking

Property Reference: W6149



Open plan living room/kitchen



Open plan living room/kitchen



Kitchen area



Kitchen area

Description: A beautifully appointed 2 bedroomed, 2 bathroomed apartment situated on the first floor which has the enviable waterfront location in the vibrant Windermere development. This stylish property boasts a fantastic southerly aspect overlooking the Marina.

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Location: Conveniently located just out of Bowness centre and close the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right into Windermere Marina, bear immediately right at reception follow the road around and no.31 can be found after a few hundred metres on the left hand side with private parking immediately to the front of the property.

Property Overview: Welcome to 31 Windward Way, a truly exceptional property nestled in the ever popular Windermere Marina development. This elegant lakeside residence offers an unparalleled blend of luxury, comfort, and breathtaking natural beauty, making it the perfect sanctuary for those seeking a prestigious and serene holiday retreat, holiday let or main residence.

There is a communal entrance which leads you to the property. The private entrance hall which has a handy built in storage cupboard, leads you into a spacious, light-filled living area, where you can take in the captivating views of the Marina and Lake Windermere and the surrounding fells. The open-plan design seamlessly connects the living room and kitchen, creating an ideal space for entertaining and family gatherings. The living room has patio doors which lead onto a south facing balcony overlooking the Marina, with attractive stainless steel and glass balustrade. A useful built in cupboard houses the Vaillant gas boiler. The kitchen has ample cupboard space with integrated Neff appliances, including electric oven and electric hob with extractor over. Built in microwave and integrated slimline dishwasher, together with built in fridge freezer. There are 2 bedrooms one with en-suite comprising of WC, washbasin and good sized shower and a further bathroom with WC, washbasin and bath with feature illuminated front panel and within the bathroom there is a cupboard housing the washing machine and useful shelving.

Windermere Marina Village was originally developed in the 1960s and further extended in both the 1980s and 2000s. With apartments, Townhouses, Boathouses and The

Boathouse Bar and Restaurant on site. The properties surround a modern 400 berth marina to create a secluded and relaxed environment just less than a mile to the south of Bowness on Windermere.

Outside there is a dedicated parking space to the front of the property, whilst to the rear there is a large balcony, which enjoys a southerly aspect and overlooks the Marina.

Accommodation: (with approximate measurements)

Communal entrance hall Stairs lead to first floor.

Open plan living room 22' 8" x 12' 6" (6.91m x 3.81m) plus 12' 3" x 7' 0" (3.73m x 2.13m)

Balcony 24' 0" x 6' 0" (7.32m x 1.83m)

Kitchen area 7' 10" x 7' 0" (2.39m x 2.13m)

Bedroom 1 10' 0" x 9' 2" (3.05m x 2.79m)

En-suite

Bedroom 2 14' 9" x 8' 8" (4.5m x 2.64m)

Bathroom

Property Information:

Services: Mains water, drainage, gas and electricity. Gas-fired central heating to radiators, fitted wiring for surround sound to the main rooms of the property.

Tenure: Leasehold for the remainder of a 250 year lease from 2004. There is a service charge of £2,295.49 levied on the property including ground rent and shared maintenance of the communal areas, security and landscaping and contribution to the reserve fund.

Council Tax: Westmorland and Furness Council - Band D.

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: //factually.pocketed.hinted

Notes: *Checked on <https://www.openreach.com/> 13th September 2024 - not verified.



Bedroom 1



Bedroom 2



View

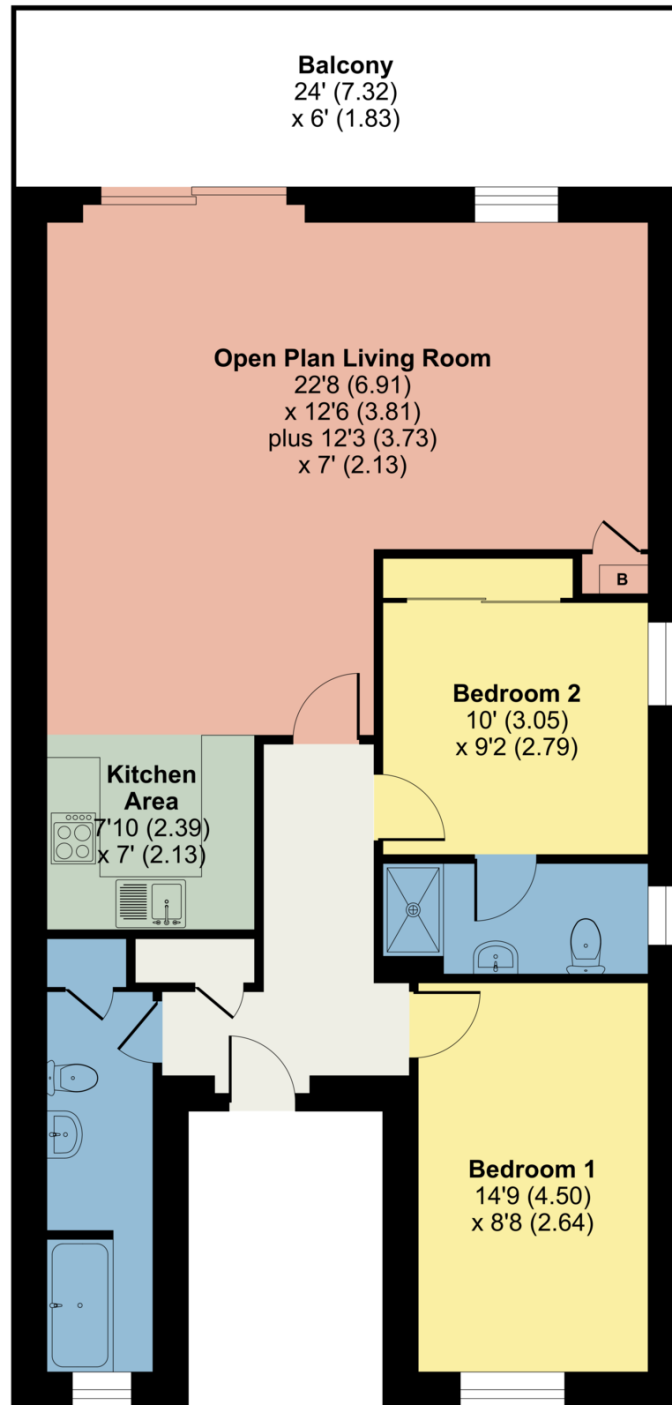


View

31 Windward Way, Windermere Marina, LA23

Approximate Area = 871 sq ft / 80.9 sq m

For identification only - Not to scale



FIRST 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: 1188456

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