



## Windermere

£345,000

No 4 Elim Court , Craig Walk, Windermere, Cumbria, LA23 2JT

A beautifully presented upper ground apartment with garage & parking for 2-3 cars. Comprising of 3 bedrooms, lounge/dining room, 2 bathrooms/shower rooms & a well maintained garden. Perfect low maintenance apartment, fitted with gas fired central heating & uPVC double glazed windows. An added benefit of a rear separate annexe and set in a convenient location, close to local amenities. Ideal permanent home, second home or holiday let.

### Quick Overview

- 3 Bedroomed first floor apartment
- 2 Bath/Shower rooms & 1 reception room
- Quiet convenient location
- Views of the Lakeland fells
- Close to amenities and transport links
- Private south facing rear garden
- Ideal as a lock up and leave, holiday let or permanent residence
- Garage & off road parking for 2-3 cars
- \*FTTC Superfast broadband available up to 41-68 Mbps



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Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6151



Living Room



Kitchen



Bedroom 1



Bedroom 2

**Location:** Situated in a popular residential area of Craig Walk and within 1/2 mile from the centre of Bowness on Windermere. Leaving the Windermere sales office proceed down Lake Road from Windermere, pass the Police station. Turn left onto Beresford Road, follow along to the end. Elim Court is in front of you above the garages.

**Property Overview:** A neat and well maintained purpose built first floor apartment constructed in the 1970's. In a convenient location with a balcony at the front, which is perfect in the afternoon and evening when the sun has moved around with beautiful Lakeland fell views. Plus the added benefit of a garage including plumbing for washing machine and tumble dryer, gas central heating boiler, water tap and electric garage door. Additional off road parking to the front and a great rear garden.

As you head up to the front entrance, you are greeted with a spacious light and airy sitting/dining room looking out to the breathtaking Lakeland fells, which then leads into the well fitted kitchen. With wall and base units, BOSCH single oven and halogen hob, built in BOSCH dishwasher, built in fridge and a stainless steel sink, plus 2 separate cupboards with one housing the electric meters, perfect for a pantry, freezer, cloakroom and utilities. Moving into the rear of the apartment there are the 3 bedrooms with the main bedroom having a built in lockable cupboard/wardrobe, following on to the family bathroom comprising of, WC, washbasin and bath with shower over.

Leaving the first floor, to the rear garden you are also greeted with an additional bedroom on the ground floor which includes a convenient ensuite shower room, with WC and washbasin. Separate from the main flat, this is perfect for someone looking for a separate unit. The south facing garden is well presented with shrubs, stoned pathway and steps to a lovely large patioed seating area and a small patio conveniently situated for the downstairs room which enjoys the sunshine. This apartment would be perfect as a main residence, second home or holiday let.

**Accommodation:** (with approximate measurements)

#### First Floor

**Living Room** 16' 0" max x 15' 10" max (4.88m x 4.83m)

**Kitchen** 10' 5" x 7' 0" (3.18m x 2.13m)

**Bedroom 1** 12' 10" x 8' 5" (3.91m x 2.57m)



**Bedroom 2** 9' 10" x 8' 4" (3m x 2.54m)

**Bedroom 3** 9' 2" max x 9' 1" max (2.79m x 2.77m)

**Bathroom**

**Ground Floor**

**Bedroom 4** 9' 6" x 8' 4" (2.9m x 2.54m)

**Garage** 16' 7" max x 8' 5" (5.05m x 2.57m)

**Property Information:**

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

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease. We understand that there is a management charge of £1000 per annum to cover buildings insurance and day to day maintenance of the extension of the building.

**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:** ///melt.crouches.surface

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

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 3



Bedroom 4



Rear Garden



View

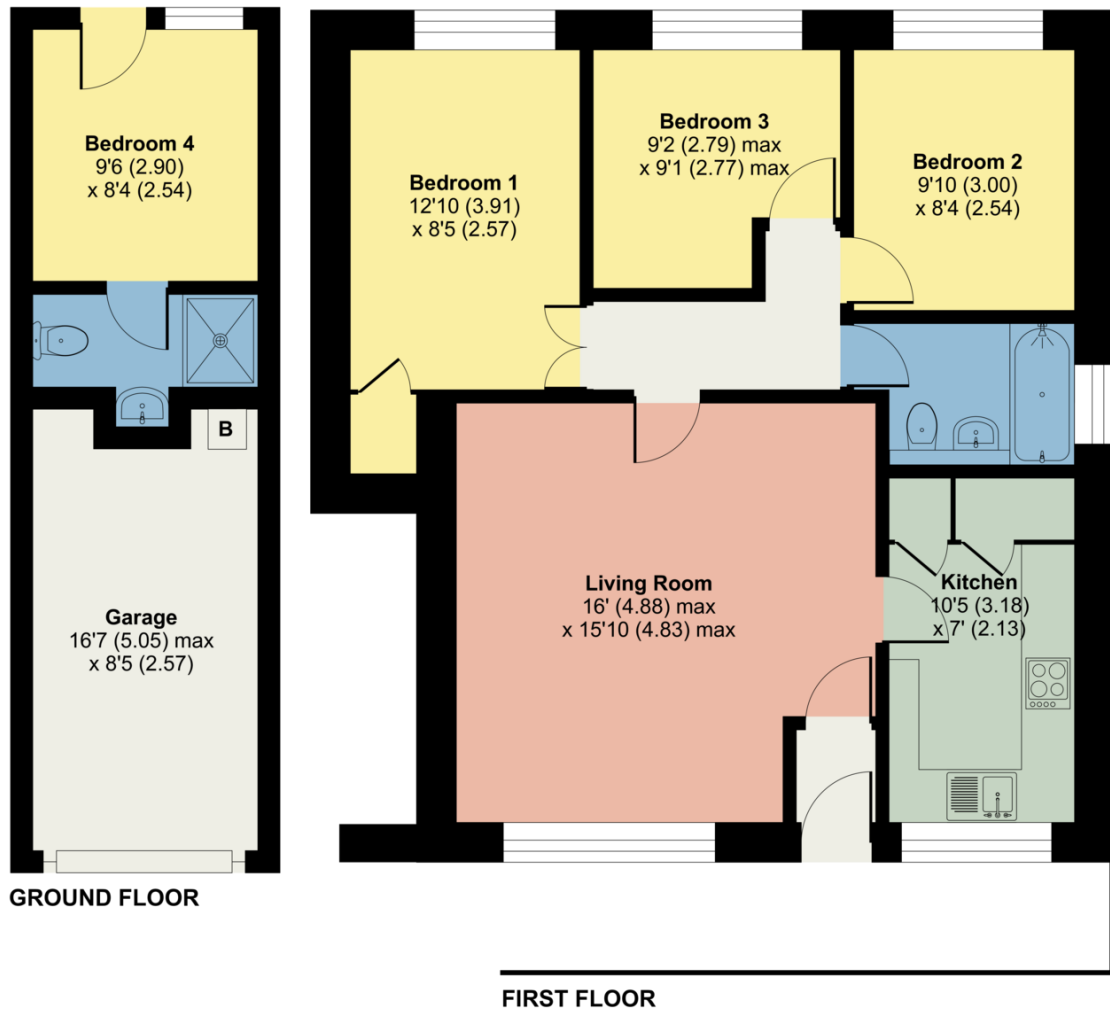
## 4 Elim Court, Craig Walk, Bowness-on-Windermere, LA23

Approximate Area = 863 sq ft / 80.1 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 999 sq ft / 92.7 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). © n/cheom 2024. Produced for Hackney & Leigh. REF: 1190477

A thought from the owners... *'We've enjoyed 20 happy years here with family and friends. The flat and garden are easily managed and all the amenities of Bowness are easily accessible. We particularly love the view of The Langdales through the large front window and have enjoyed many a sunset from the balcony, as well as time relaxing in the back garden. It's lovely and quiet even when Bowness is buzzing!'*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/10/2024.

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