



## Bowness-on-Windermere

£380,000

33 Nabwood, Windermere Marina Village,  
Bowness-on-Windermere, Cumbria, LA23 3BN

Highly desirable Windermere Marina location. A rare opportunity to achieve affordable lakeside access, boat house and stylish living accommodation with large balcony overlooking the lake and marina, in one of the most sought after locations in the Lake District. A good-sized boathouse with 1 bedroomed flat above on the original part of Windermere Marina, with westerly aspect across the Marina to lake Windermere.

### Quick Overview

- 1 bedroomed apartment
- 1 reception room & 1 bathroom
- Peaceful waterfront location
- Boathouse and jetty
- Views of the Marina and Lake Windermere
- Close to amenities
- In good decorative order
- Ideal 2nd home
- Parking for 2 cars

\*Superfast broadband speed of 50Mbps



1



1



1



D



Superfast  
Fibre  
Broadband



Parking for  
2 cars

Property Reference: W6153





Open plan living room



Open plan living room



Balcony



Open plan kitchen

**Location:** Conveniently located just out of Bowness centre and close to 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 left at reception, and follow the road around to the right and 33 Nabwood is located on the right hand-side.

**Property Overview** In part of the original Windermere Marina development built in the mid 1960's is 33 Nabwood.

Offering a good sized boathouse giving access through the Marina to lake Windermere together with a one bedroomed flat above, all neatly presented with a balcony to the front with westerly aspect over the Marina and through to lake Windermere, from where you could enjoy a morning coffee before embarking on a day on the lake.

To the rear of the property, you also have the added benefit of off road parking for 2 cars.

Located just a short distance from the charming village of Bowness on Windermere, you'll have easy access to local shops, restaurants, and amenities. If you are looking for a rather special holiday home, 33 Nabwood, offers an unparalleled lifestyle in one of the most sought-after locations in the Lake District.

**Accommodation (with approximate measurements)**

**Shared Entrance**

**Open plan Living room/Kitchen**

20' 5" max x 14' 5" max (6.22m x 4.39m)

**Bedroom (with shower cubicle)**

9' 7" x 7' 10" (2.92m x 2.39m)

**Separate WC**

**Wet Dock**

29' 8" x 11' 5" (9.04m x 3.48m) 34' 7" x 14' 5" (10.54m x 4.39m) overall

**Jetty**



**Property Information:**

**Tenure:** Freehold. Vacant possession upon completion.

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

**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:** //treetop.downsize.mugs

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 23rd September - not verified.

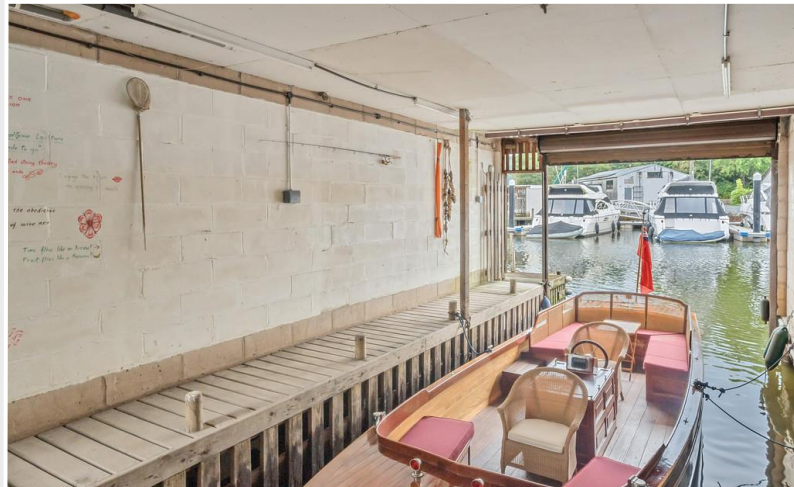
**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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).



Open plan living room/kitchen



Bedroom



Wet Dock

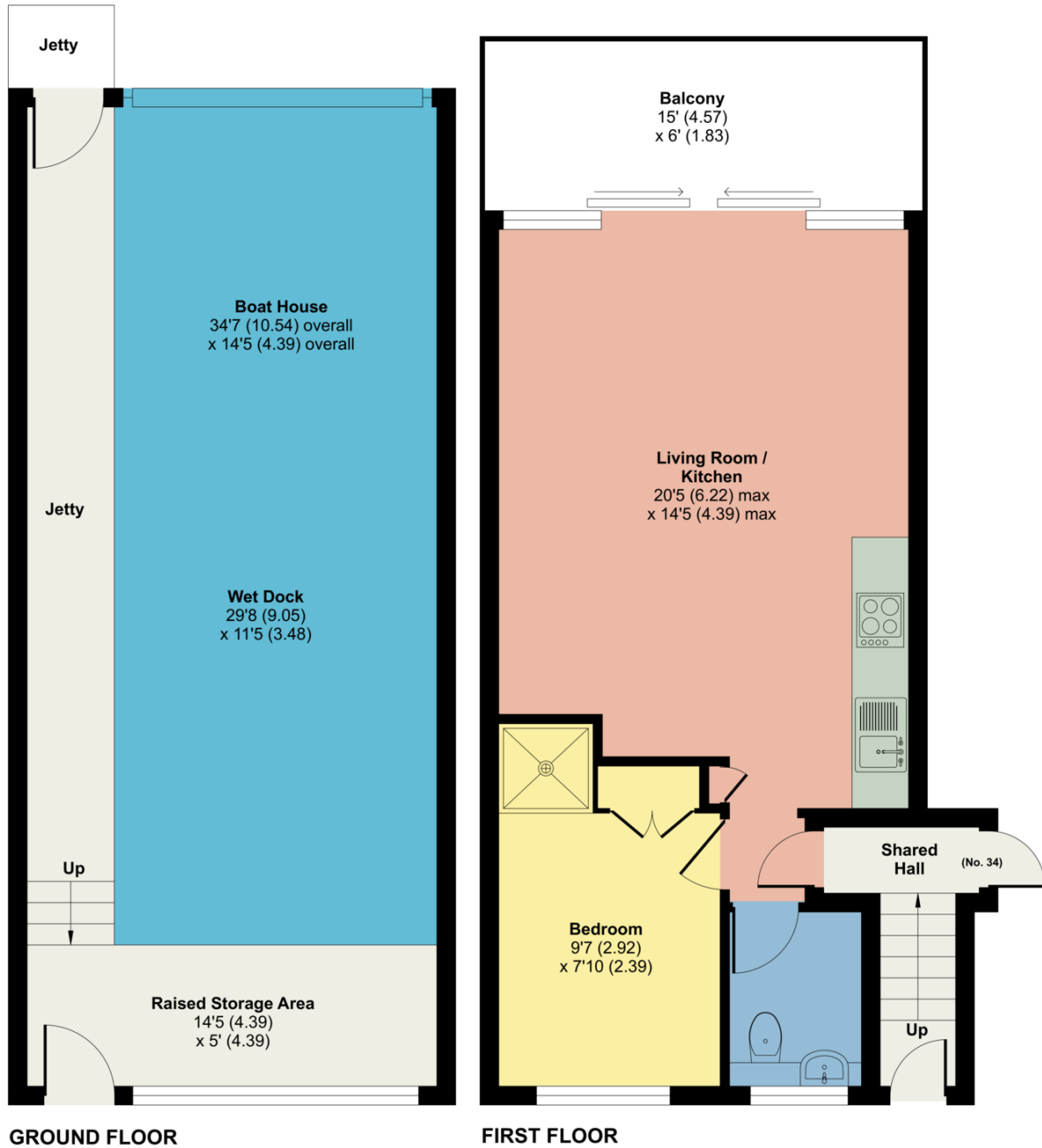


Front elevation

# 33 Nabwood, Windermere Marina, Bowness On Windermere, LA23

Approximate Area = 919 sq ft / 85.3 sq m (excludes shared hall)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1191700

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 14/10/2024.

Request a Viewing Online or Call 015394 44461