



**HACKNEY
& LEIGH**

Windermere

£175,000

Flat 2, 23 Church Street, Windermere, Cumbria, LA23 1AQ

A first floor flat located within a traditional Lakeland stone and slated property offering 2 bed roomed accommodation in a convenient location for the village centre. The flat benefits from electric heating and uPVC double glazed windows and is pleasant and presentable but needs some updating.

Quick Overview

2 bed roomed apartment

1 reception room and 1 bathroom

Convenient location

Glimpses of the Lakeland Fells

No chain

Close to amenities, schools and transport links

in good decorative order

Ideal 2nd home

On road parking

*FTTC Superfast broadband available up to
72-80 Mbps



2



1



1



D



Superfast
Broadband



On Road
Parking

Property Reference: W6170



Hallway



Open plan living room/kitchen



Open plan living room/kitchen



Kitchen area

Description: A first floor flat located within a traditional Lakeland stone and slated property offering 2 bedoomed accommodation in a convenient location for the village centre. The flat benefits from electric heating and uPVC double glazed windows and is pleasant and presentable but needs some updating.

Location: Church Street is the main road on the edge of Windermere village. On entering Windermere from Kendal on the A591, continue past the main turning into the village and the NatWest Bank and continue down as if heading towards Ambleside. No.23 is located immediately before Rockside Guest House on the left. Parking is available on the street at the front of the property.

Property Overview: Nestled in the heart of the bustling village of Windermere is Flat 2, 23 Church Street, this delightful property is ideal for those seeking a vibrant lifestyle with all amenities at their doorstep.

The property has a communal entrance hall and stairs lead you to the first floor. The property comprises of entrance hall with handy storage cupboard. The open-plan living room overlooks the street scene and has a view of the Lakeland fells and an electric coal effect fire with stone surround. There is a built in cupboard housing the Copperform immersion heater and which also houses the washing machine and electric meter. The kitchen is equipped with base units, stainless steel sink unit and space for cooker, with extractor fan over, fridge and freezer. Large windows flood this room with natural light.

There are 2 bedrooms both overlooking the street scene and having views of the Lakeland fells. The family bathroom is appointed with WC, pedestal washbasin and bath with Bristan shower over.

Situated on Church Street, you're just moments away from an array of shops, cafes, and restaurants, offering a diverse range of culinary delights and shopping experiences.

Transport links are excellent, with easy access to public transport, making commuting a breeze. Whether you're heading to work or exploring the wider area, you'll appreciate the convenience of this central location.

Flat 2, 23 Church Street is perfect for first-time buyers, investors seeking a property with strong rental potential, this flat represents an excellent opportunity to secure a home in one of the town's most sought-after areas.

Don't miss your chance to make this charming flat your own. Arrange a viewing today and step into a world of comfort and convenience.

Accommodation: (with approximate measurements)

Communal entrance hall

Entrance hall

Open plan living room/kitchen 20' 0" ave x 10' 0" max (6.1m x 3.05m)

Bedroom 1 13' 6" ave x 7' 10" max (4.11m x 2.39m)

Bedroom 2 8' 8" ave x 5' 7" (2.64m x 1.7m)

Bathroom

Property Information:

Services: Mains water, drainage and electricity. Electric heaters.

Tenure: Leasehold. The property is held on a long leasehold for a term of 999 years from the 1st December 1980. Subject to ground Rent of £10.00 per annum due on the 1st December. The four flat owners organise the cleaning and lighting of the common parts, and also collectively organises any items of external decoration and maintenance. There is no regular annual service charge as such, work is carried out as required.

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: //electrode.elevated.tragedy

Notes: *Checked on <https://www.openreach.com/> 8th November - 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 1



Bedroom 2



Rear elevation

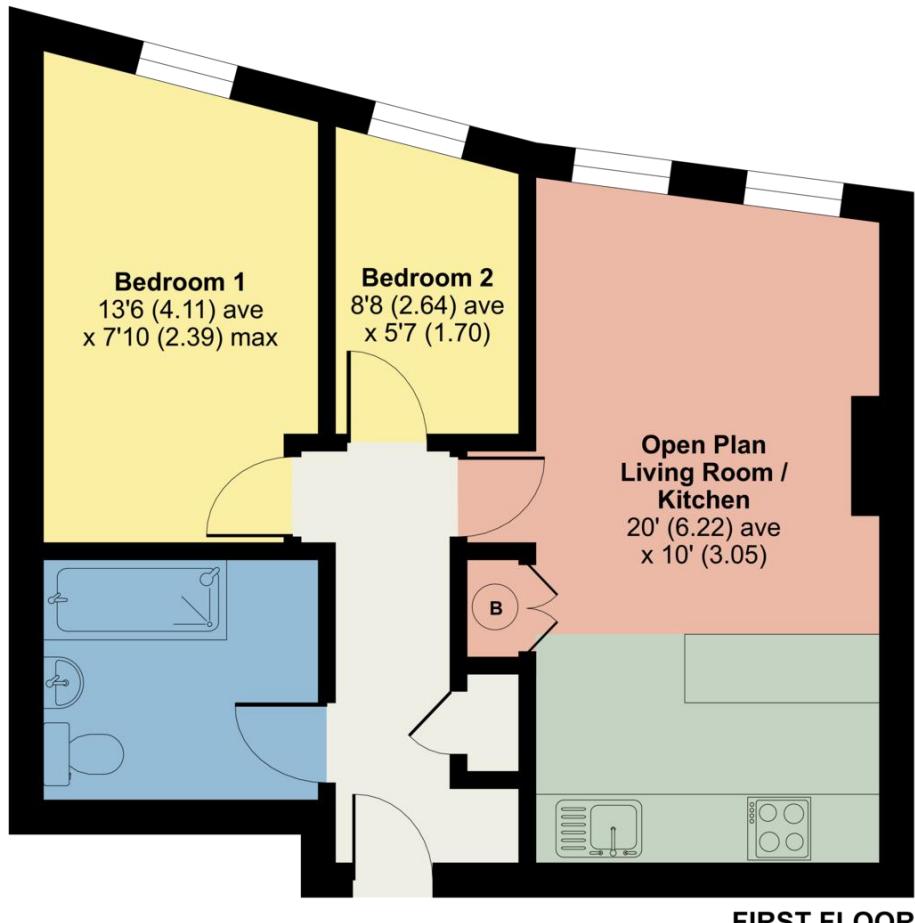


Street view

Flat 2, 23 Church Street, Windermere, LA23

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2024.
Produced for Hackney & Leigh. REF: 1209854

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 11/11/2024.

Request a Viewing Online or Call 015394 44461