



Windermere

£379,000

Flat 2, Engadine, New Road, Windermere, Cumbria, LA23 2LA

A classy, newly refurbished first floor apartment situated in the heart of Windermere village, yet in a quiet and private location away from the hustle and bustle. As part of a former gentleman's residence, this spacious 2 bedroomed apartment has been beautifully modernised perfect for anyone wanting a stunning main residence, holiday bolt hole or holiday let.

Quick Overview

2 Bedroomed first floor apartment

1 Reception room and 1 bathroom

Peaceful yet convenient location

Shared Garden

No chain

Close to amenities, schools and transport

In superb decorative order

Spacious Accommodation

Garage & off road parking

*FTTC Superfast broadband available up to
79-80Mbps



2



1



1



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6173



Living Room



Living Room



Breakfast Kitchen



Bedroom 1

Location: Located at the top of Birthwaite Road and New Road, having vehicular access from New Road. The situation is therefore very convenient indeed, being within level walking distance of Windermere village and with the flat having a pleasant outlook to the south, and over Birthwaite gardens to the north.

Property Overview: Nestled just a stones throw away from Windermere village centre, this modern apartment is perfect for any buyer in this sought after location. Having been recently refurbished with stunning fixtures and fittings throughout, the property comprises of stylish living room and breakfast kitchen with built in wall and base units, integral Lamona microwave and single oven with induction hob and built in separate fridge and freezer. Moving into the two large and bright double bedrooms offering additional storage cupboard space in both rooms. The apartments spacious landing has an area perfect as a home office, plus an excellent and substantial built in cupboard. The stylish, traditional shower room consists of rainfall shower and washbasin with cupboard housing the boiler, then leading into the separate WC with another hand basin.

With plenty of natural light, spacious accommodation and the added benefit of it's own separate entrance, garage and off road parking, this apartment would appeal to a range of buyers looking for a main residence, holiday let or second home. The property is available with the majority of the contents by separate negotiation and forward holiday bookings if required.

Accommodation: (with approximate measurements)

Living Room 18' 2" x 17' 2" (5.54m x 5.23m)

Breakfast Kitchen 15' 5" x 8' 10" (4.7m x 2.69m)

Bedroom 1 17' 3" x 14' 10" (5.26m x 4.52m)

Bedroom 2 16' 4" max x 15' 2" max (4.98m x 4.62m)

Garage 16' 9" x 10' 3" (5.11m x 3.12m)

Property Information:

Services: Mains water, drainage, gas and electricity. As part of the refurbishment in 2022, a significant amount of insulation was installed with A1 fire rated insulation in both the floors and ceiling, which both significantly improved the safety but also created a situation of better insulation than what could be reflected in the Energy Performance Certificate.

Tenure: The property is long leasehold on a 999 year lease from 1st April 1973 with a ground rent of £15 per annum. We understand the upkeep and insurance of the building is shared between the 4 flats.

Council Tax: Westmorland and Furness Council - Band D.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words: ///pleasing.tortoises.flashing

Notes: *Checked on <https://www.openreach.com/> 12th November 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 2



Shower Room



Ordnance Survey Plan



Garage

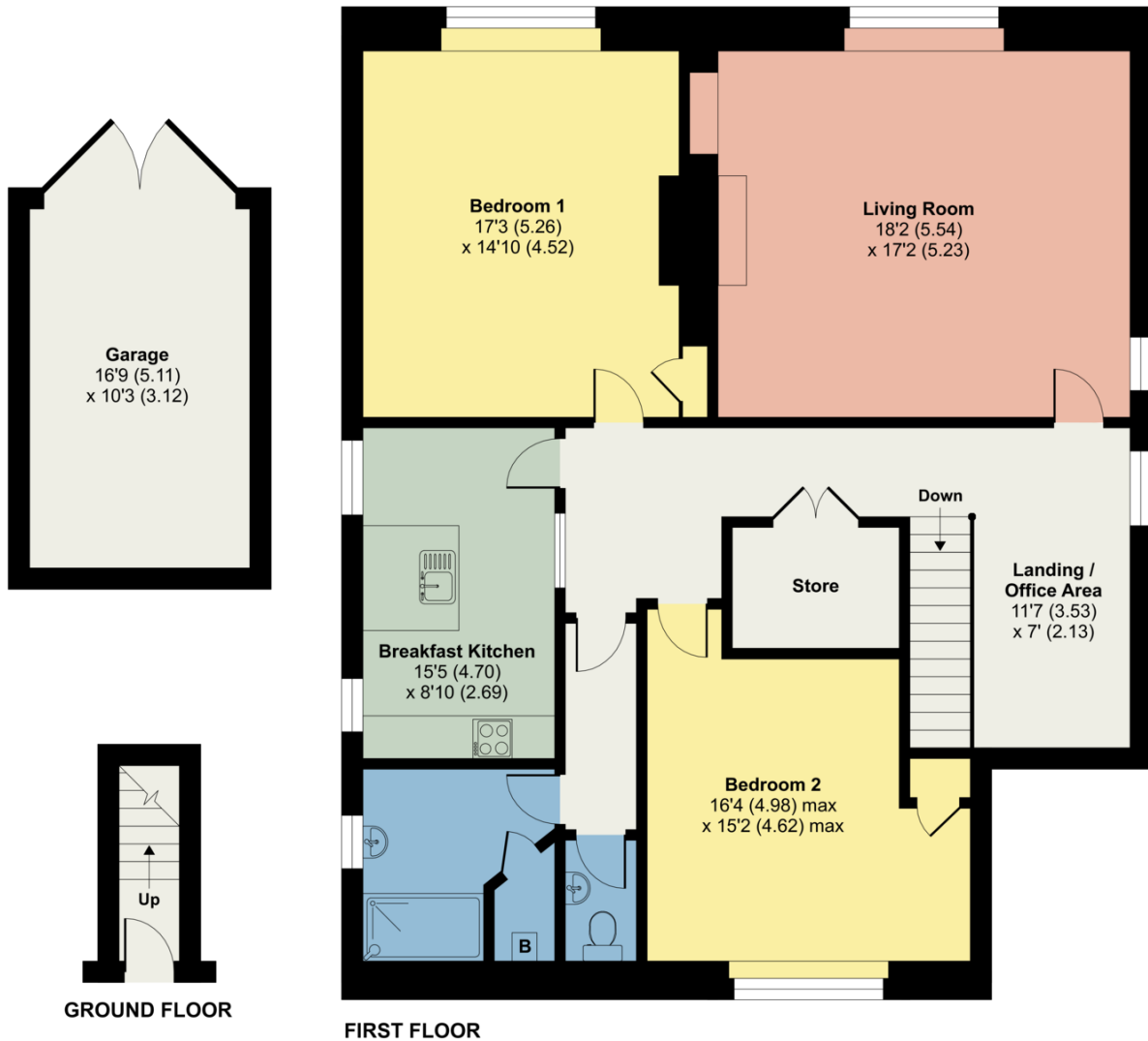
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Approximate Area = 1516 sq ft / 140.8 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 1689 sq ft / 156.9 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1215280

A thought from the owners...

'We love how spacious and sunny our property is and enjoy the location for its convenience to local amenities and walks.'

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