



Bowness-on-windermere

£335,000

18 Beechwood Close, Bowness-on-windermere, Windermere, Cumbria , LA23 3AB

A purpose built 2 bedroomed first (top) floor apartment, located almost at the end of a private and quiet cul de sac with nearby access on the Dalesway leading to a network of country walks. An ideal holiday home/let in an ideal peaceful location yet convenient for the shops, restaurants and amenities of Bowness village. With the advantage of fantastic views to Lake Windermere and the fells beyond.

Quick Overview

Fantastic view of the Lake Windermere and the fells

Convenient location

First floor 2 bedroomed apartment

1 open plan reception room and 1 bathroom

rear garden and decking areas

No chain

Close to amenities and transport

In good decorative order

Off road parking

*Superfast broadband



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Superfast
Broadband



Off Road
Parking

Property Reference: W6189



Open plan living room/kitchen



Living room



Kitchen



Open plan living room/kitchen

Location: Located at the bottom of a quiet cul de sac. From Windermere proceed into Bowness on Lake Road bearing left on to Helm Road, immediately after the Lakeland shop. Continue up the hill past the Hydro Hotel and Beechwood Close is on the right hand side, on entering Beechwood Close turn right and No.18 is a short way down on the right hand side.

Property Overview: Discover the perfect blend of comfort and convenience with this delightful two-bedroom first-floor flat, located at 18 Beechwood Close in the picturesque town of Bowness-on-Windermere. Ideal for those seeking a tranquil lifestyle amidst the beauty of the Lake District, this property offers a wonderful opportunity to embrace serene living while being close to local amenities.

The stairs from the ground floor lead to a landing area with ample and handy built in cupboards, one housing the Vaillant gas boiler.

Step inside to find a welcoming and spacious open plan living area, bathed in natural light from large patio doors that lead to a balcony that offers views of the surrounding fells and Lake Windermere. This inviting space is perfect for relaxing evenings or hosting friends and family, providing a versatile setting for all your needs.

The well-appointed kitchen is both practical and stylish, featuring ample storage and modern appliances of Cuisinemaster electric oven and 5 ring gas hob with extractor over, built in Lamona microwave and built in fridge and freezer and integrated Lamona dishwasher, that make meal preparation a breeze. Whether you're a seasoned chef or just enjoy the occasional home-cooked meal, this kitchen is sure to impress.

The flat comprises of two generously sized double bedrooms, each designed to offer a peaceful retreat at the end of the day and with views of the fells.

A contemporary bathroom completes the accommodation, equipped with a bath, separate shower, inset wash basin and vanity unit, and WC. The modern fittings and tasteful design make this space both functional and inviting.

To the front of the property there is private off road parking for 2 cars and to the rear of the property is a private tiered garden with decked seating area and a very useful under croft with slightly limited headroom to part (15'5" x 12') with plumbing for washing machine and space for dryer.

Situated in the heart of Bowness-on-Windermere, this flat is an ideal choice for first-time buyers, downsizers, or those seeking a holiday retreat. Don't miss the chance to make 18 Beechwood Close your new home.

Accommodation: (with approximate measurements)

Entrance Hall

Stairs lead to first floor:-

Landing

Open plan living room/kitchen 23' 8" x 15' 3" max (7.21m x 4.65m)

Kitchen 9' 4" x 8' 5" (2.84m x 2.57m)

Bedroom 1 12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom 2 11' 5" x 9' 1" (3.48m x 2.77m)

Bathroom

Balcony 8' 10" x 4' 7" (2.69m x 1.4m)

Store/Undercroft 15' 5" x 14' 0" (4.7m x 4.27m)

Property Information:

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

Tenure: Held on the residue of a 999 year lease with a peppercorn ground rent. Shared responsibilities for the upkeep of the structure with the ground floor flat. Flats 16 & 18 own the freehold between them.

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.

What3Words: //graph.ship.boats

Notes: *Checked on <https://www.ofcom.org.uk/> 28th January 2025 - not verified.

Mobile Coverage: Yes.

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



Bedroom 1



Bedroom 2



Balcony



View

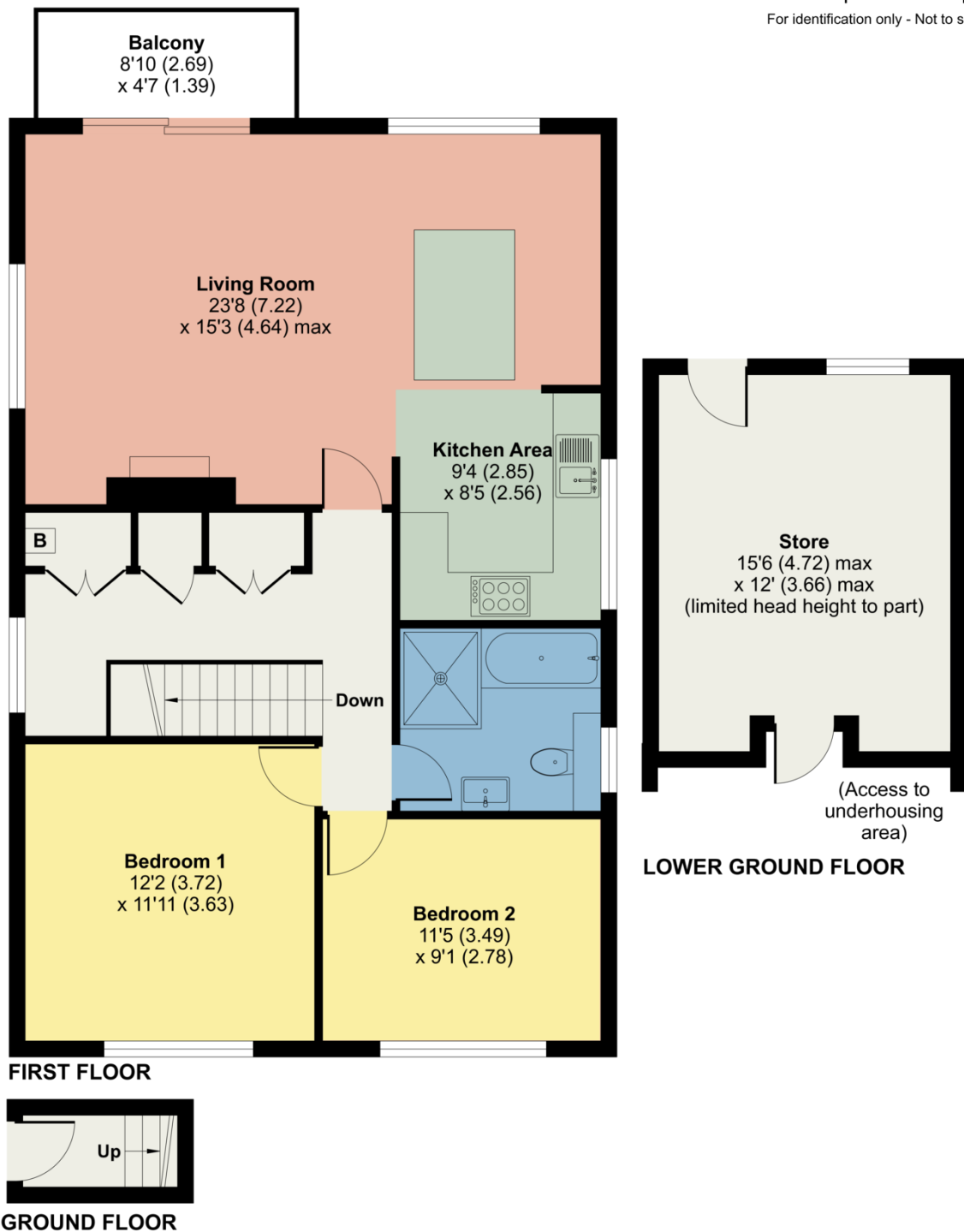
18 Beechwood Close, Bowness-on-Windermere, LA23

Approximate Area = 902 sq ft / 83.8 sq m

Store = 179 sq ft / 16.6 sq m

Total = 1081 sq ft / 100.4 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1236567

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