



Windermere

£235,000

18 Cumbria Court , College Road, Windermere, Cumbria, LA23 1DR

A well presented second floor apartment located within easy walking distance of the village centre, with pleasant aspect over the Phoenix playing fields to the fells beyond with the added benefit of secure private parking. The accommodation comprises of open plan living room/ kitchen, 2 bedrooms and one bathroom.

The property offers very convenient pedestrian access to the rear of the development through the court yard directly on to the main road in the centre of Windermere Village.

Quick Overview

Pleasant outlook to Lakeland fells

Excellent central location

2 Bedroomed second floor apartment

1 Reception room and 1 shower room

EPC band D

Close to village and amenities

In good decorative order

Covered gate controlled parking facilities

Ideal main residence, second home or holiday let

*Superfast fibre broadband available



2



1



1



D



Superfast
Fibre
Broadband



Secured Off Road
Parking

Property Reference: W6195



Open Plan Living Room & Kitchen



Living Area



Kitchen Area



Bedroom 1

Location: Convenient for the shops, yet tucked away on College Road with an outlook over the recreational grounds to the Lakeland fells including Claife heights. From our office in Ellerthwaite Square continue down College Road and Cumbria Court is a short way down on the right.

Property Information: Cumbria Court was built in 1982 by South Cumbria Construction of block and brick walls with rough cast elevations under a pitch slated roof. Number 18 is located on the second floor and is an ideal property as a permanent home, holiday home, or a commercial holiday let. It is offered in neat order with private parking for 1 car to the rear accessed through the parking area which now has a remote electric gate for security.

As you enter the communal ground floor entrance, follow the staircase up to the second floor and number 18 is straight ahead. The private entrance hall includes telephone entry system, airing cupboard with Ariston water heater and leads into the open plan living room/kitchen. This bright space offers an electric coal effect fire place and a beautiful outlook to the Phoenix grounds and the Lakeland fells beyond including Claife Heights. The kitchen comprises of wall and base units, BEKO oven and electric hobs with extractor over, plumbing for washing machine and space for fridge freezer. To the rear of the apartment you have two bedrooms with bedroom 1 including built in double wardrobe. The accommodation finishes with a modern shower room including, shower, WC, washbasin and vanity unit.

Access to the building can be gained either from the remote gated access of College Road together with the block telephone entry system or indeed from the locked gated access on Main Road adjacent to Slate Cafe by walking through the courtyard area. To the rear of Cumbria Court is an allocated parking space for number 18. There is also a communal drying room with coin operated tumble dryers on the ground floor, shared bin store and paved patio seating area for the sole use of Cumbria Court residents.

Please note that furniture and fittings are available by separate negotiation.

Accommodation: (with approximate measurements):

Communal Ground Floor Entrance Hall

Private Entrance Hall

Open Plan Living Room & Kitchen 24' 1" max into bay x 15' 9" max (7.34m x 4.8m)

Bedroom 1 12' 9" into wardrobe x 8' 8" max (3.89m x 2.64m)

Bedroom 2 9' 9" x 6' 9" (2.97m x 2.06m)

Shower Room

Property Information:

Services: Mains electricity, water and drainage.

Tenure: Long leasehold for the residue of a 999 year lease from 1981 Vacant position upon completion. Subject to an annual ground rent of £100 per annum.

A management company has been set up for the cleaning and decoration of the communal areas external decoration insurance of the building etc., which is overseen by South Cumbria Developments. This amounted to £751.91 plus VAT for 2024/25 (including ground rent).

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: ///tracking.pesky.towers

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



Outlook



Parking Area

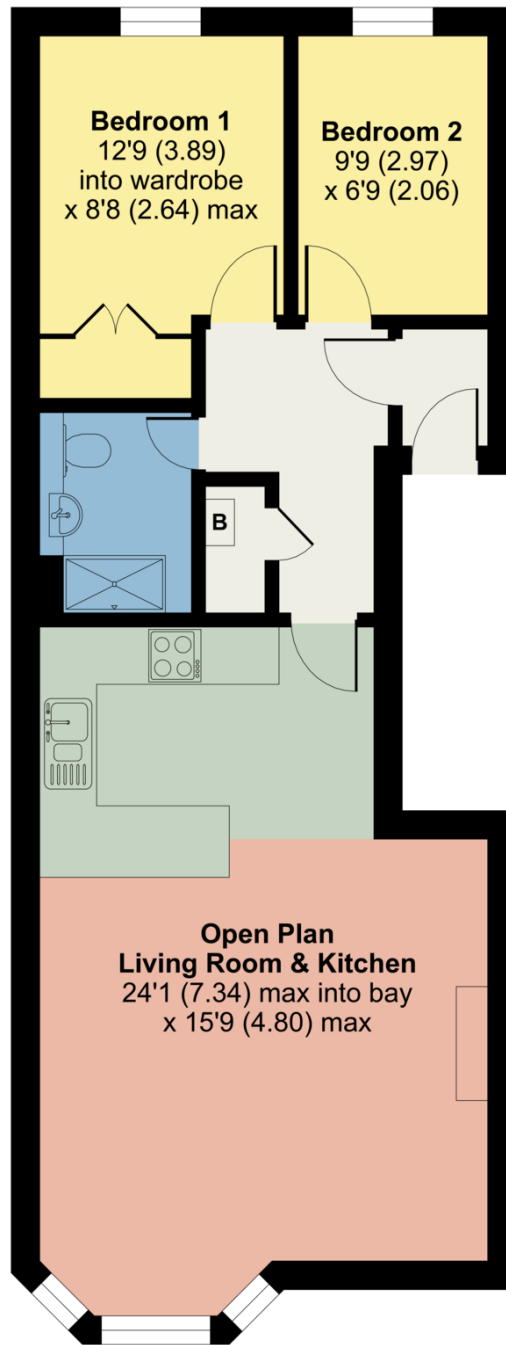


Rear Communal Patio

18 Cumbria Court, College Road, Windermere

Approximate Area = 602 sq ft / 56 sq m

For identification only - Not to scale



SECOND FLOOR



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: 1248112

A thought from the owners...

"This is a very light, bright place to live, very convenient for the village centre, but quiet and with lovely views."

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 18/02/2025.

Request a Viewing Online or Call 015394 44461