

Bowness on Windermere

£275,000

2 Bellman Close, Bowness On Windermere, Cumbria , LA23 3QP

Discover the perfect blend of tranquility and convenience at Bellman Close located in the prestigious area of Storrs Park, one of the Lake Districts most sought after locations. 2 Bellman Close is a 2 bedroomed ground floor apartment, set in a quiet cul-de-sac and within close proximity to the amenities of Bowness On Windermere. The property benefits from having off road parking and a garage.

Quick Overview

- 2 bedroomed, ground floor apartment
- 1 reception room and 1 bathroom
- Quiet cal-de-sac, peaceful location
- Private patio and communal gardens
- Garage and off road parking
- Within close proximity to local amenities
- Ideal permanent home, holiday home or holiday let
- *Ultrafast fibre broadband available



2



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Ultrafast
Fibre
Broadband



Off Road Parking
& Garage

Property Reference: W6197



Living Room



Living Room



Kitchen



Kitchen

Location: Located in a quiet cul-de-sac, 2 Bellman Close is just a short stroll from Windermere's charming village centre, with its array of shops, cafes, and local amenities it has to offer.

From Windermere proceed along Lake Road to the centre of Bowness continuing straight across the mini roundabout towards Newby Bridge (A592) passing Bowness Bay on the right hand side. Continue for approximately two miles and upon passing the Storrs Hall Hotel, Bellman Close is the second turning on the left. Upon entering the development turn left and No.2 is situated on the ground floor of the left hand back block of eight apartments with parking facilities and garage to the rear.

Property Overview: Upon entering, the hallway leads you into the home, which is bathed in natural light that streams through large windows and glass doors that offer views of the surrounding grounds. The glass doors open onto a small undercover patio that is private and secluded for your entertaining needs.

The open plan living/dining room, with its neutral décor provides a welcoming atmosphere for relaxation and comfort. There is a log effect gas fire for those cold winter nights. The adjacent kitchen is functional, equipped with Zanussi electric hob and extractor fan and Zanussi dishwasher. As well integrated appliances, there is space for a washer, dryer and ample storage space.

The apartment boasts two comfortably sized bedroom, each offering a peaceful haven for rest and rejuvenation. Bedroom 1 features built-in wardrobes, providing ample storage, while the second bedroom can easily be transformed into a guest room or home office, catering to your lifestyle needs. A bathroom, offers an over shower bath, WC and pedestal hand basin. Finally, there are two built in cupboards in the hallway, one housing the Worcester boiler unit and the other for all your additional storage needs.

Outside the property benefits from a single garage, providing secure parking and additional storage space. The communal gardens at the front of the property offer a quiet atmosphere for the bird life and your enjoyment purposes.

Accommodation: (with approximate measurements)

Entrance Hall

Living/Dining Room 17' 0" max x 16' 6" max (5.18m x 5.03m)

Kitchen 11' 10" x 8' 5" (3.61m x 2.57m)

Bedroom 1 16' 9" into wardrobe x 10' 0" max (5.11m x 3.05m)

Bedroom 2 13' 2" max x 11' 5" max (4.01m x 3.48m)

Bathroom

Property Information:

Services: Mains gas, water, drainage and electricity.

Tenure: Leasehold for the residue of a 999 year lease from 1st August 1989. The Management Company is responsible for the external repair, maintenance, garden, lighting and cleaning to communal parts and buildings insurance. The overall payment for 2024/25 is £2,050, which includes the ground rent and is paid in 2 instalments.

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: ///surpassed.voices.hunt

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



Patio Area



Garage & Parking

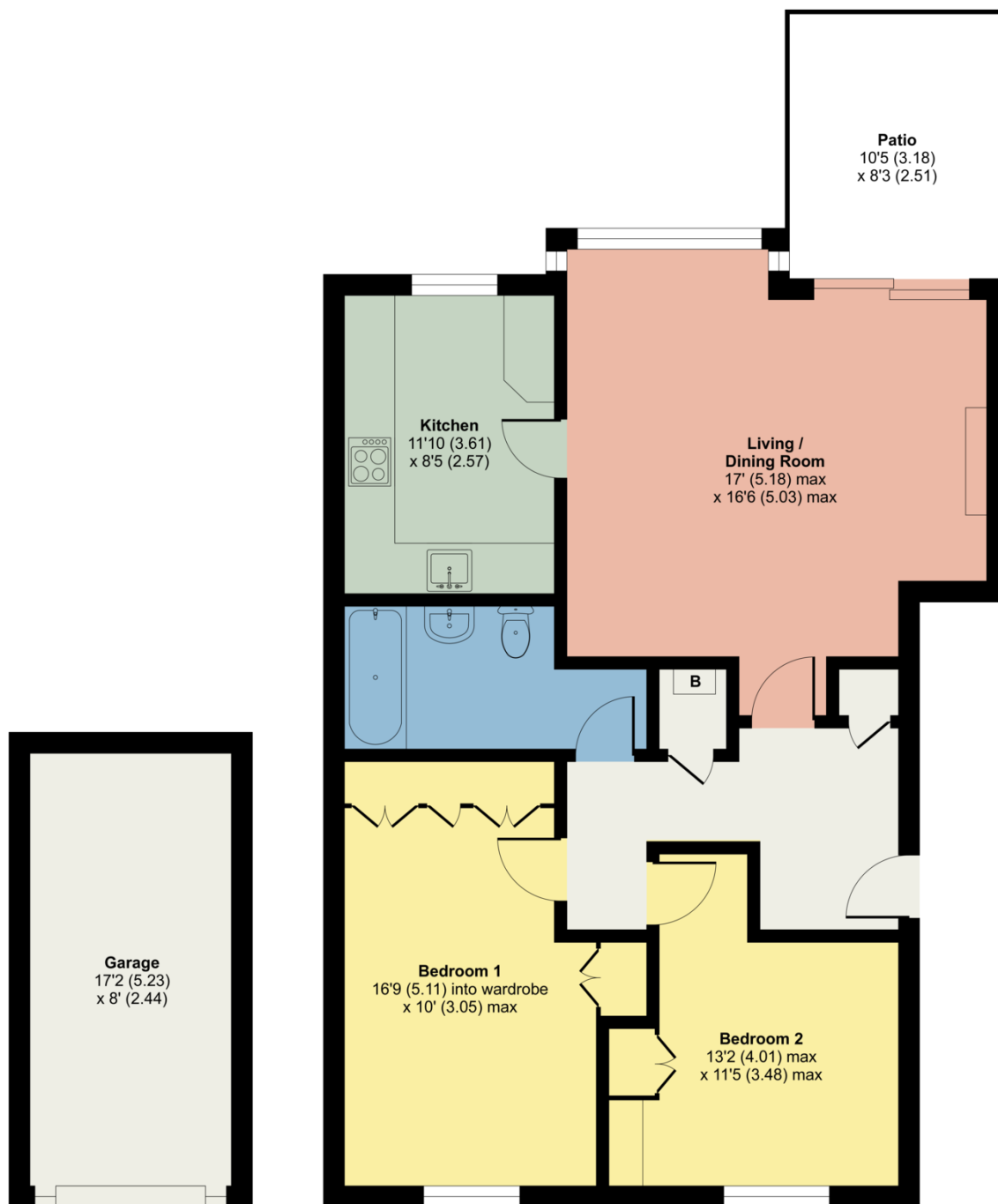
2 Bellman Close, Bowness-on-Windermere, LA23

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 967 sq ft / 89.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Hackney & Leigh. REF: 1254473

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