



Bowness-on-Windermere

£101,250

15 Fallbarrow Court, Bowness-on-Windermere, Cumbria , LA23 3DX

A modern second floor (top) 1 bedroom apartment offered in good decorative order within 5 minute walking distance to all amenities. Ideally suited to a First Time Buyer or someone wanting to downsize. Local Occupancy Clauses apply.

Quick Overview

1 bedroom second floor apartment

1 reception room, 1 bathroom

Close to amenities

EPC Band B

75% ownership

Fantastic central location

In good decorative order

Suitable for First Time buyers

Designated parking

**FTTC Superfast broadband available



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Super Fast
Broadband



Designated
Parking

Property Reference: W6210



Lounge



Open Plan lounge / dining room



Open plan living / kitchen area



Kitchen

Location:

Conveniently situated within walking distance to the various amenities that Bowness-on-Windermere offers including a selection of shops, restaurants and public houses. At the bottom of Crag Brow, turn right onto Rayrigg Road. Continue along turning first left onto Fallbarrow Road behind the main car park. The private parking for the apartment is through the archway numbered 15.

Property Overview:

A private entrance leading you to a communal stairway which gives access to the top floor. Inside the apartment you are greeted by an inner hall which connects the open plan living / dining space as well as the rest of the apartment. The well-appointed kitchen is equipped with an induction electric hob and extractor fan as well as an undercounter fridge. The Flavel oven and microwave makes meal preparation a breeze. This kitchen also provides space for your washing machine as well as ample storage space for all your dining requirements. The cosy bedroom is filled with light from the Velux windows, providing a peaceful retreat. The contemporary bathroom with three-piece suite comprising of bath with shower over, pedestal wash basin and WC.

Situated in a sought-after location, Fallbarrow Court offers the best of both worlds: a tranquil setting with easy access to the vibrant amenities of Bowness-on-Windermere. Enjoy nearby walks explore the charming local shops, or indulge in the array of dining options available in the area. With excellent transport links, including nearby bus routes, you're never far from the wider attractions of the Lake District.

Please note a Local occupancy condition does apply requiring buyers to be coming to work in the area or living / working in the area already. This shared ownership is 75% owned, and 25% owned by the Housing Association but available for purchase. Contact us today to arrange a viewing and take the first step towards making 15 Fallbarrow Court your new home.

Accommodation: (with approximate measurements)

Living room

13' 7 " max x 11' 9 " max (4.14m x 3.58m)

Kitchen:

7' 8" x 7' 6" (2.34m x 2.29m)

Bedroom:

12' 10" max x 9' 5" max (3.91m x 2.87m)

Bathroom:

Property Information:

Services:

Mains electricity, water and drainage.

Tenure:

Leasehold for the residue of a 125 year lease from 1st April 1999 subject to an annual charge of approximately £1965.97 including the buildings fund, building insurance, service charge and management charge.

Rent - There is a rent to pay to the Home Group for their 25% share which is currently £102.62 per month. If the remaining 25% share was bought (current price £33.750) then no rent would be payable. The property has a local occupancy clause and the Home Group have created a key information guide which can be emailed on request.

Council Tax:

Westmorland and Furness Council - Band B.

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:

//exonerate.fills.rooting

Mobile Coverage:

EE, Three, O2 & Vodafone

Notes:

*Checked on <https://www.openreach.com/> 31st March 2025 - 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).



Kitchen



Bedroom



Bedroom



Car park

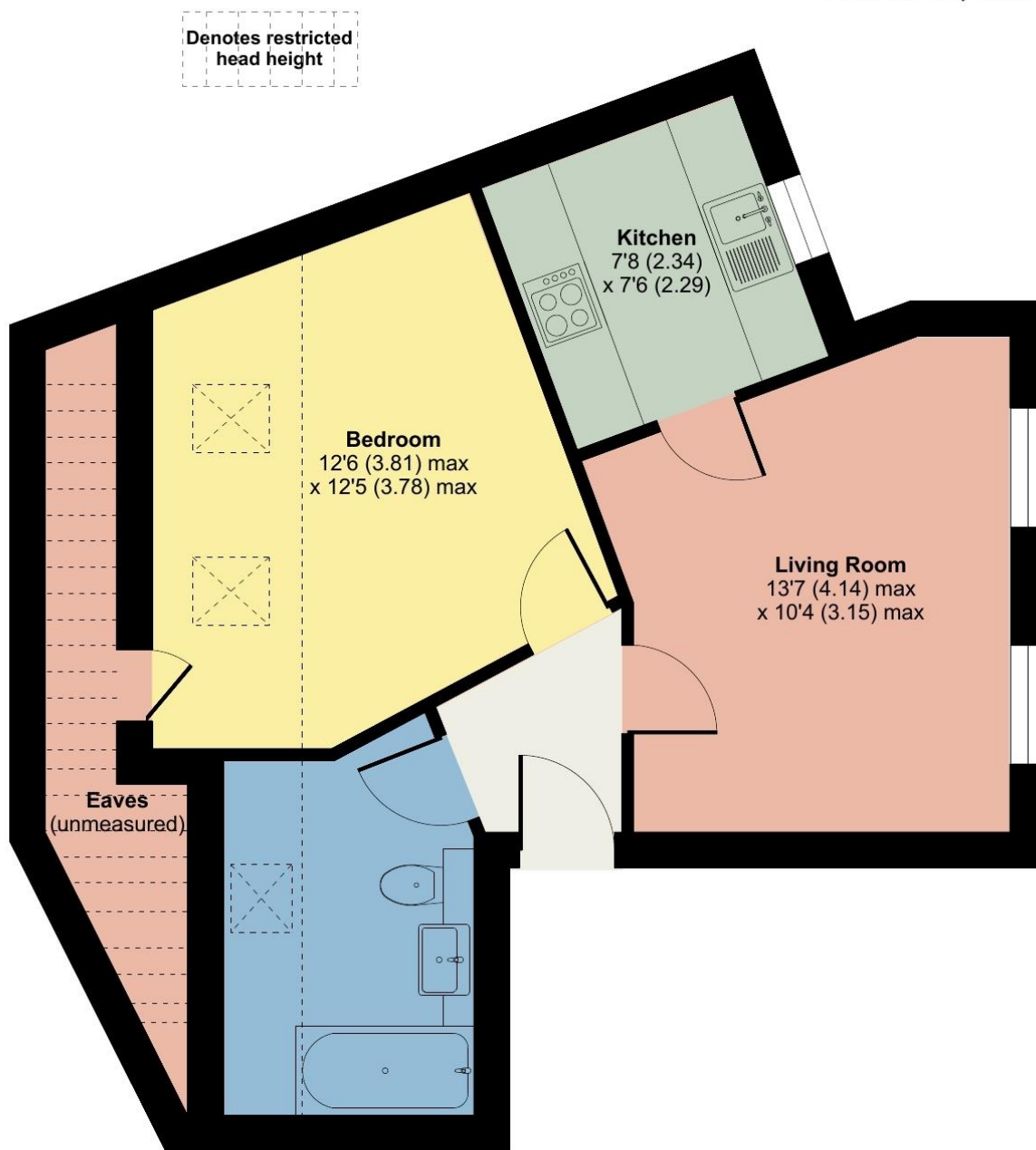
15 Fallbarrow Court, Bowness-on-Windermere, LA23

Approximate Area = 365 sq ft / 33.9 sq m (exclude eaves)

Limited Use Area (s) = 76 sq ft / 38 sq m

Total = 441 sq ft / 41 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: 1266248

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 02/04/2025.

Request a Viewing Online or Call 015394 44461