



Bowness On Windermere

1C Lake View Villas, Bowness On Windermere, LA23 3BP

A stunning second floor (top), 2 bedroomed apartment with fantastic views of lake Windermere and the fells beyond. The fabulous central location and finest fixtures and fittings make this apartment an ideal home or second home with the added benefit of off road, allocated parking.

£400,000

Quick Overview

- 2 Bedroomed luxury apartment
- 1 Reception room and 1 bathroom
- A most convenient location
- Fantastic lake and fell views
- No chain
- Close to all the local amenities
- In perfect condition
- A perfect main residence or second home
- Allocated parking
- *Superfast broadband speed of 80Mbps



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Superfast
Broadband

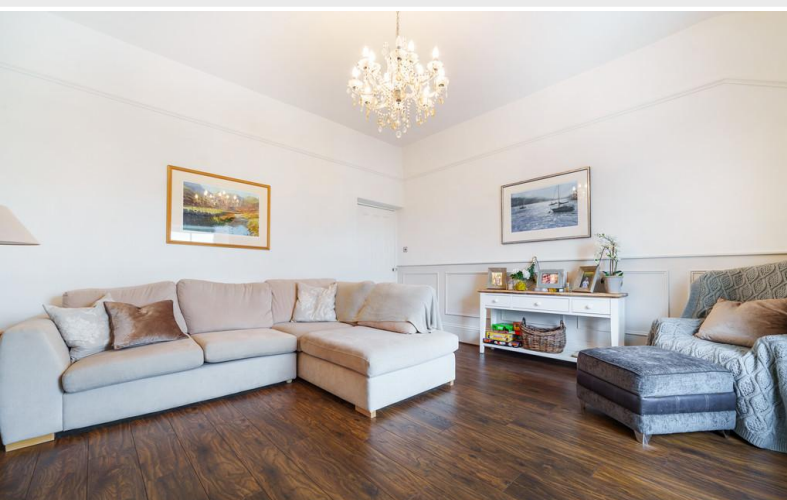


Off Road
Allocated Parking

Property Reference: W5998



Living Room



Living Room



Breakfast Kitchen



Breakfast Kitchen

Description Immaculately presented this second floor (top) 2 bedroomed apartment boasts fabulous views from the living room across Lake Windermere and the Lakeland Fells beyond. Set in a prime location above Bowness village with allocated off road parking this apartment is offered in fantastic modern order ready for new owners to enjoy.

On entering the building through the attractive and recently refurbished shared entrance take the stairs to the second floor and the private entrance for 1C can be found to your left. As you enter the apartment it quickly becomes apparent that this property has been well looked after by the current owners with beautifully decorated rooms and modern fixtures and fittings throughout. The spacious entrance hall is a wonderful welcome with high ceilings, paneled walls, the original floorboards, which continue throughout the apartment, plus the staircase leading to the large landing offering plenty of natural light via the skylight.

The elegant living room is tastefully decorated, has part paneling to the walls and a fireplace housing gas stove. The large sash windows showcase the fabulous views of Lake Windermere and the surrounding Lakeland Fells, this room is the perfect place to sit and appreciate the true beauty of the Lake District scenery. The modern breakfast kitchen has a range of wall and base units, inset sink and granite worktops plus integrated appliances of dishwasher, oven and 4 ring electric hob with extractor hood over; all in good working order ready for the new owners to enjoy.

A few steps from the landing lead to the 2 spacious bedrooms, bedroom one has a wall of built-in wardrobes and alcove shelving and bedroom 2 has a built-in cupboard housing the combi-boiler. The 4 piece house bathroom is traditional yet modern with freestanding roll top bath, separate shower, pedestal wash hand basin and WC plus heated towel rail, extractor fan and spotlights to the ceiling.

The apartment also benefits from a cellar store which is accessed via a separate external door through the communal hallway. To the outside is an allocated parking space for 1 vehicle.

Location The property enjoys an elevated position close to the centre of Bowness Village having a variety of amenities on your doorstep. To find the property proceed along Lake Road from Windermere to Bowness, turning left onto Helm Road just past the 'Lakeland' shop. Lake View Villas is located on the left a short way along this road. 1c is the top apartment within the last block as approached off Helm Road and possesses excellent lake and fell views and has a designated parking space to the side.

Accommodation (with approximate measurements)

Ground Floor - Shared Entrance Hall
Stairs to First and Second Floor

Private Entrance Hall
Stairs to Landing

Living Room 14' 5" x 14' 1" (4.39m x 4.29m)

Breakfast Kitchen 13' 8" x 12' 11" Max (4.17m x 3.94m)

Inner Hall Storage cupboard

Bedroom 1 13' 8" x 13' 8" inc wardrobes (4.17m x 4.17m)

Bedroom 2 10' 2" x 10' 1" (3.1m x 3.07m)

Bathroom

Cellar 13' 6" x 12' 2" (4.11m x 3.71m)

Property Information:

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

Council Tax Westmorland and Furness Council - Band D.

Tenure Leasehold - Long leasehold for the residue of a 999 year lease from 24/07/1979, subject to an annual service charge for the shared maintenance responsibilities. There is a management company in place and a service charge of £1695.72 per annum which includes a £15 ground rent.

*Please note: Holiday letting is not permitted in this apartment block.

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.

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Bedroom 1



Bedroom 2



View



View

1C Lake View Villas, Bowness-on-Windermere, LA23

Approximate Area = 1187 sq ft / 110.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1032795

A thought from the owners..."We've had years of fun times at this lovely apartment. Plenty of natural light, beautiful lake views and minutes from all the shops, restaurants and pubs of Bowness and Windermere."

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 14/09/2023.