



## Windermere

£200,000

2 College Court, Main Road, Windermere, LA23 1DX

A perfectly located 1 bedroomed ground floor apartment, a stones throw away from all local amenities and transport links, yet tucked away from the hustle and bustle of Windermere Village. Featuring an open plan living area and kitchen, 1 bedroom and 1 shower room plus the added benefit of an off road designated parking space, this apartment would be the ideal permanent home, second home or holiday let.

### Quick Overview

Perfect central location

Allocated parking space

1 Bedroomed ground floor apartment

1 Reception room and 1 shower room

No chain

Stones throw away from amenities & transport links

EPC band C

Ideal main residence, second home or holiday let

In need of redecoration

\*Superfast fibre broadband



1



1



1



C



Superfast  
Fibre  
Broadband



Allocated Parking  
Space

Property Reference: W6228



Living Room



Living Room



Kitchen



Bedroom

**Location:** Tucked away from Main Road, one of the main thoroughfares through Windermere, College Court has advantages of being within easy walking distance to shops, restaurants, banks, post office etc. College Court can be found after turning left just after Lakeland Retreats and proceeding down the lane to College Court private car park. The access to No.2 is found to the front of the property in the centre of the building.

**Property Overview:** College Court comprises of a modern block of 4 flats and 4 maisonettes being of timber framed construction with traditional rendered elevations under a Lakeland slated roof. No.2 is a ground floor apartment and comprises of open plan living room with modern kitchen area, Inner hall to bedroom and shower room. The living room enjoys glimpses to the front over neighbouring rooftops with distant fell views of Wetherlam and Coniston. The property benefits from gas fired central heating, double glazed windows, a private parking space, use of communal gardens and an outside bin store. The property would be ideal for main residents, second home or holiday lets.

**Accommodation:** (with approximate measurements)

**Living Room** 14' 5" x 14' 1" inc kitchen area (4.39m x 4.29m)

**Inner Hall**

**Bedroom** 10' 7" x 8' 3" (3.23m x 2.51m)

**Shower Room**



### Property Information:

**Services:** Mains water, drainage, gas and electric. Gas central heating to radiators.

**Tenure:** Residue of a 999 year lease from 1985. The freehold of the property is owned by the Management Company of which each owner has 1 share. The annual service charge which includes the ground rent and covers the maintenance of the outside of the building plus gardening and building insurance amounted to £625.00 for 2024/25.

**Council Tax:** Westmorland and Furness Council - Band A.

**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:** ///rails.paint.node

**Mobile Coverage:** EE & O2 - Likely / Vodafone - Limited.

**Agency Notes:** Please note, under the estate agency act we are obliged to disclose that the person selling this property is related to a member of staff employed by Hackney and Leigh.

**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).



Shower Room



Rear Patio



Communal Gardens



View

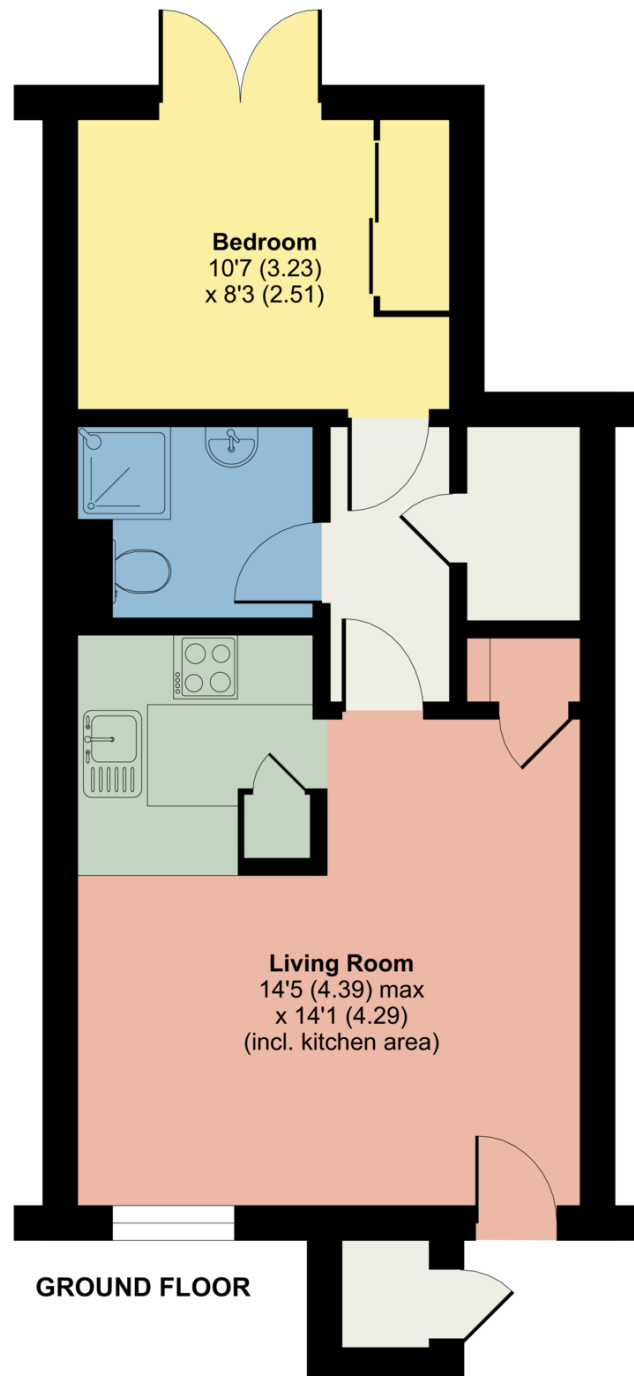
## 2 College Court, Main Road, Windermere, LA23

Approximate Area = 417 sq ft / 38.7 sq m

Storage = 7 sq ft / 0.6 sq m

Total = 424 sq ft / 39.4 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: 1280095

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