



Windermere

£285,000

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

Welcome to 5 College Court, a delightful two-bedroom flat set in the picturesque town of Windermere. This charming residence offers 2 bedrooms, 1 bathroom plus the added benefit of off road designated parking space, this apartment would be ideal for a permanent home, second home or holiday let.

Quick Overview

2 bedroom, 1 bathroom 1st & 2nd floor
apartment

Open plan living and dining

Close to all amenities

Perfect central location

Great views of the Langdales

Ideal main residence, second home or holiday
let

In good decorative order

EPC Band C

Designated parking

*Ultrafast fibre broadband, up to 1000 Mbps



2



1



1



C



Ultra Fast
Fibre
Broadband



Designated
Parking

Property Reference: W6206



Open Plan living / dining area



Dining Area



Kitchen



Kitchen

Location: Tucked away from Main Road, College Court has the advantage of being a stone's throw away from Windermere's charming shops, cafes, and local amenities. 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 5 is found to the rear of the property on the left and hand side.

Property Overview: On entering, you make your way up the stairs to the first floor where you are greeted by an open plan living and dining area with views to the south and west towards the Langdales, Crinkle Craggs, Wetherlam.

The inner hall leads you to the bathroom, with bath and shower over, WC and handbasin as well as to the kitchen which is well appointed with space for a cooker, tall upright fridge/freezer and space for a washing machine as well as ample storage for all your culinary requirements. The kitchen hosts the central heating Vaillant boiler.

The flat boasts two generously sized bedrooms on the 2nd floor. Bedroom 1 offers built in wardrobes as well as two storage cupboards. Bedroom 2 is well lit by 2 Velux windows and offers a large storage cupboard.

Outside there is a large outdoor store cupboard next to the front entrance and the flat benefits from allocated parking and a well-manicured communal garden.

Don't miss the chance to make this delightful flat your new home. Contact us today to arrange a viewing and experience the charm of Windermere living at its finest.

Accommodation: (with approximate measurements)

First Floor

Open Plan Living/Dining Room 15' 6" x 14' 6" (4.72m x 4.42m)

Bathroom

Kitchen 7' 11" x 7' 3" (2.41m x 2.21m)

Second Floor

Bedroom 1 14' 6" x 12' 6" (4.42m x 3.81m)

Bedroom 2 10' 10" x 9' 9" (3.3m x 2.97m)

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 £720,00 for 2025/26.

Council Tax: Westmorland and Furness Council - Band C.

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: ///perform.flocking.rainwater

Mobile Coverage: EE, Three, O2, Vodafone: Indoor - Likely; Outdoor - Likely.

Notes: *Checked on <https://www.openreach.com/> 12th June 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).



Bedroom 1



Bedroom 2



Car Park



Views

5 College Court, Main Road, Windermere, LA23

Approximate Area = 772 sq ft / 71.7 sq m

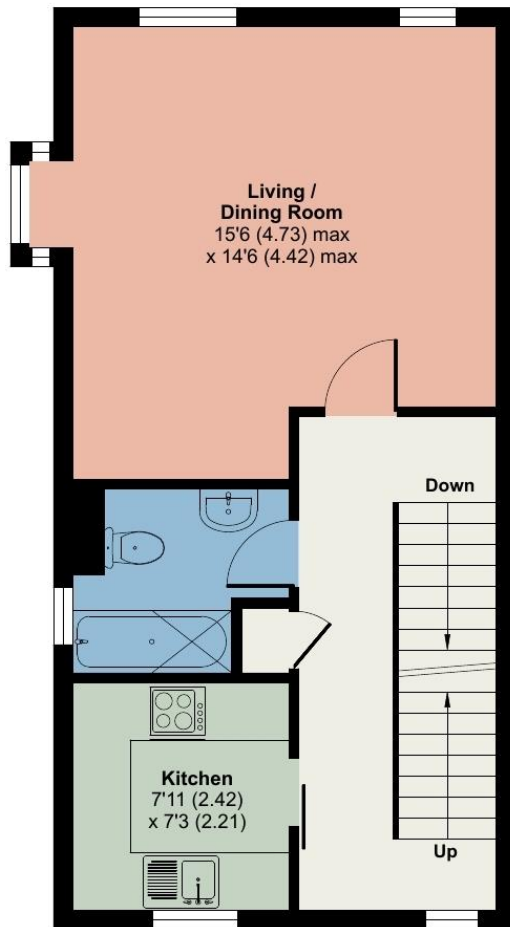
Limited Use Area(s) = 95 sq ft / 8.8 sq m

Outbuilding = 6 sq ft / 0.5 sq m

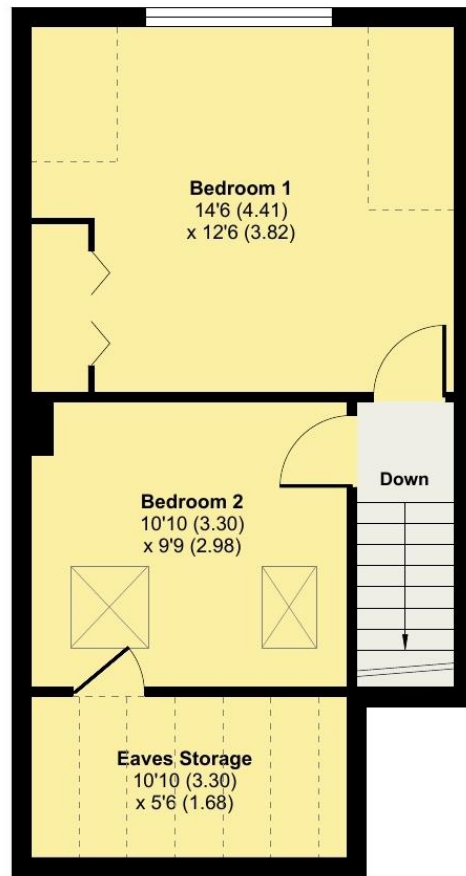
Total = 873 sq ft / 81 sq m

For identification only - Not to scale

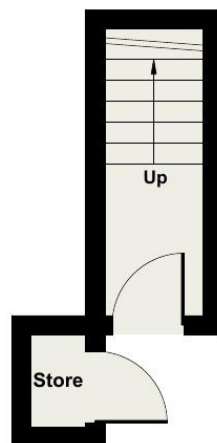
Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition

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 18/06/2025.

Request a Viewing Online or Call 015394 44461