



Bowness-on-Windermere

£189,500

25A Quarry Rigg, Bowness-on-Windermere, LA23 3DT

This one bedroomed first floor apartment couldn't be in a more central location with Bowness village with all the attractions, shops, restaurants, cafes, pubs and bus service on your doorstep. Offering an easily managed home with further scope to personalise, this is an ideal first purchase, investment or ideal lock up and leave!

Quick Overview

First floor apartment

1 double bedroom

Allocated parking

Excellent scope to personalise further

Neutral decor throughout

UPVC double glazing

Within close proximity to shops and transport links

Ideal home, additional residence or investment

Early viewing advised!

Superfast broadband available

Property Reference: W6261



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Superfast
available



Allocated and
residents parking



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The apartment is accessed via a communal stairway to the upper floors. On entering the property at first floor level you are greeted by an entrance hall with built in storage. Beyond, the living room which enjoys a large picture window, has good light and double built in storage cupboard for hanging clothes etc. Former fire escape door fitted.

The kitchen is compact yet fully functional offering a range of wall and base units with contour worksurface incorporating a single drainer sink unit. There is a recess for a fridge freezer, complementary tiling to walls and rear aspect.

The double bedroom with a front aspect and is similar in dimensions to the adjacent living room. Within the bathroom there is a panelled bath with shower attachment over, WC and panelled bath. Heatlight to ceiling and double glazed window for ventilation.

To the rear of the property is a parking bay with an allocated parking space for 1 vehicle.

Accommodation: (with approximate measurements)

Communal Stairwell

Entrance Hall

Living Room 11' 4" x 9' 2" (3.45m x 2.79m)

Kitchen: 9' 3" x 4' 5" (2.82m x 1.35m)

Bedroom 15' 3" x 9' 0" (4.65m x 2.74m)

Bathroom

Parking Allocated parking for one vehicle.

Property Information:

Services: Mains water, drainage and electricity. uPVC double glazing to windows.

Tenure: Leasehold - remainder of 999 year lease which commenced in September 1995.

A Management Charge of £570 is payable quarterly to Quarry Rigg Management Company which includes maintenance of stairwell, gardening, external decoration and Buildings Insurance. Ground rent payable - £10 annually.

Council Tax: Westmorland & Furness Council - Band B

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 and Directions: [///stand.dries.iteration](https://www.what3words.com/stand.dries.iteration)

From the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right onto Rayrigg Road. Turn right almost opposite Fallbarrow Road into Quarry Brow. 25a Quarry Rigg can be found at the top of the Quarry Rigg development, taking a right on foot the property is to be accessed on the left.

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).

Disclaimer:



"Double Click Text To Insert Floor Plan"

A thought from the owners...

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