



## Windermere

£210,000

The Cottage Flat, 15 Derby Square, Windermere, LA23 1EE

Arranged over two floors, this maisonette offers two spacious double bedrooms and is located within the heart of Windermere, with local amenities right on your doorstep. There is a welcoming, light and airy living room, a contemporary shower room and kitchen completing the living space.

### Quick Overview

- Spacious first floor 2 bedroom maisonette
- Light and airy Living Room
- Contemporary shower room
- Close to amenities and transport links
- Presented in neutral decor throughout
- Gas central heating and UPVC double glazing
- Ideal investment, 2nd home or main residence
- No upward chain!
- Exceptionally convenient location
- \*Ultrafast Broadband available



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Ultrafast  
available



In the vicinity

Property Reference: W6259



Living Room



Kitchen



Kitchen

Access to the property is gained by a gated external stairwell and beyond the entrance door is a hallway with useful storage cupboard. Wood effect flooring. Stairs lead to the Living Room area.

The kitchen is compact yet functional, providing a range of wall and base units, contour worksurface incorporating a single drainer sink unit and 4 ring gas hob with concealed extractor over and built in oven beneath. There is a recess for a fridge/freezer/plumbing for washing machine, partial tiling to walls, rear aspect and wood effect flooring. Adjacent, the contemporary shower room adds a touch of modern luxury with corner shower cubicle with chrome shower, WC and pedestal wash hand basin. Complementary tiling to walls, underfloor heating, chrome heated ladder rail and wood effect flooring.

The two bedrooms are multi functional and could create a further reception room if required. Both are double rooms, Bedroom One offers a front aspect and double built in cupboard ideal for hanging clothes. The rear bedroom has a rear aspect.

On the upper floor is a wonderfully light living room with a dual aspect and rooftop views. There is a focal point fireplace with inset electric fire set in ornate surround. Eaves space provides excellent storage and access can be gained to the gas fired combi boiler.

One of the standout features of this maisonette is its potential, with double glazing and gas central heating, ensuring comfort but offering a blank canvas for you to personalise and make your own but has benefitted from replacement carpets and been recently re-painted throughout. Whether you envision a cosy retreat filled with character or a sleek, modern space, the possibilities are endless.

Accommodation: (with approximate measurements)

External stairs to first floor access

Entrance Hall

Living Room 15' 6" x 12' 9" (4.72m x 3.89m)

Kitchen 7' 5" x 7' 3" (2.26m x 2.21m)

Bedroom One 12' 10" x 10' 6" (3.91m x 3.2m)

Bedroom Two 10' 1" x 7' 7" (3.07m x 2.31m)

Shower Room

Outside On street parking is available in the local vicinity, however there is a right to park in Derby Square but no allocated space.



## Property Information

**Services:** Mains water, mains drainage, mains gas and mains electricity.

**Tenure:** Leasehold - 999 years from September 1983.

Ground rent: £5 annually

Management charges: Currently none payable

**Council Tax:** Band B

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is on our website and also at any of our offices

**What3words and Directions:** ///blurred.alienated.fairly

Located just off the main thoroughfare in Windermere village within a courtyard setting. From Crescent Road turn left into Beech Street then right at the end into Derby Square. The Cottage Flat entrance is located first on the left hand side.

### Anti Money Laundering:

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 One



Bedroom One



Bedroom Two



Shower Room

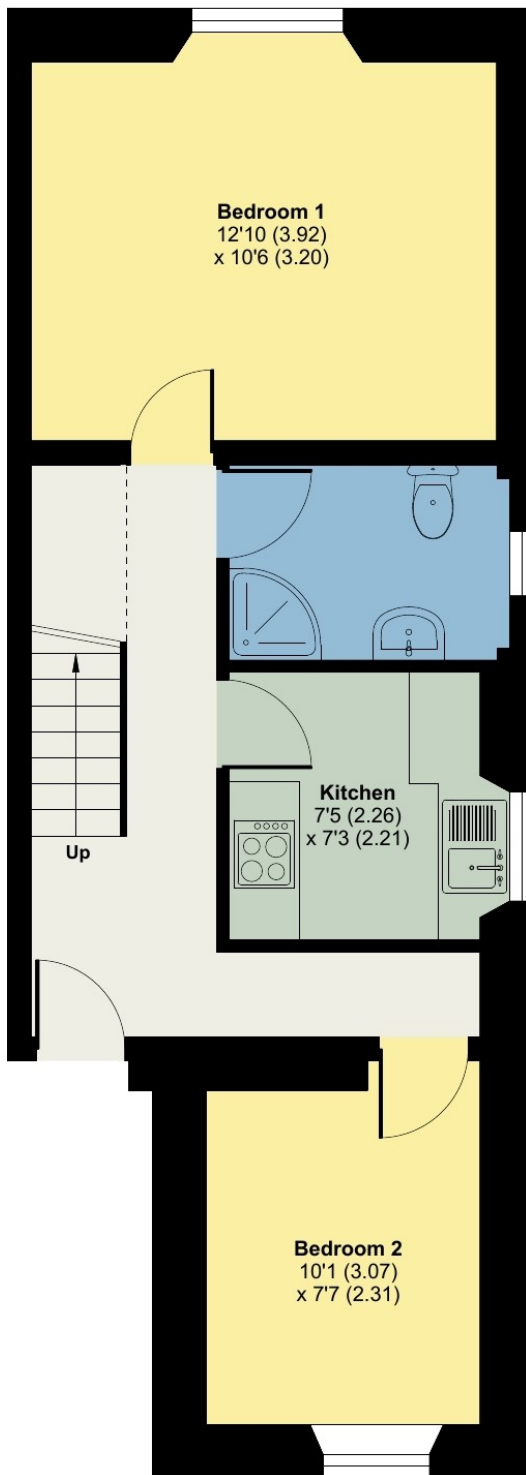
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Approximate Area = 630 sq ft / 58.5 sq m

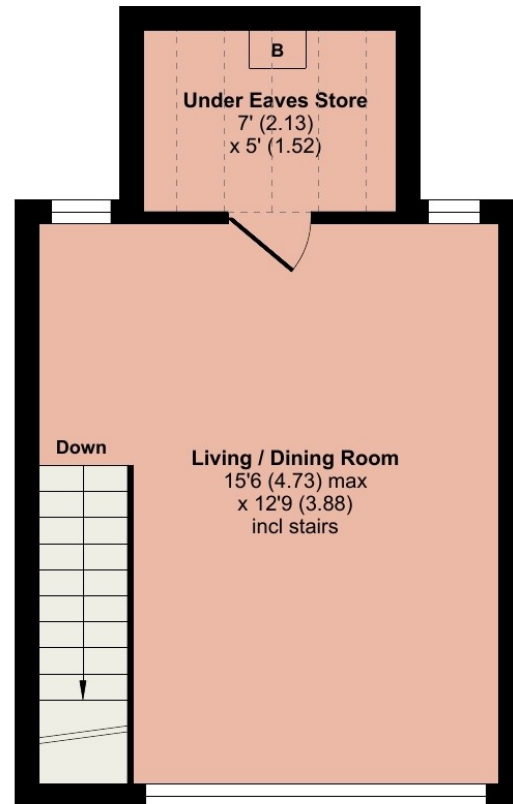
Limited Use Area (s)= 37 sq ft / 3.4 sq m

Total = 667 sq ft / 61.9 sq m

For identification only - Not to scale



Denotes restricted  
head height



SECOND FLOOR

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 11/07/2025.

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