



Windermere

£147,500

42 Orrest Drive Flats, Windermere, LA23 2LE

This conveniently situated two-bedroom flat offers a perfect home for those wishing to be close to amenities, bus and train links. A practical and easily managed home, located on the second floor this property offers residents permit parking and external storage. N.B A local occupancy restriction applies.

Quick Overview

3rd Floor Apartment
2 Bedrooms
Spacious Living Room
Modern kitchen
Superb outlooks to front
Gas central heating and UPVC double glazing
Residents permit parking within vicinity
Conveniently placed for town amenities
Local Occupancy Clause applies
Ultrafast broadband available*



2



1



1



C



Ultrafast
available



Residents permit
parking

Property Reference: 45881



Living Room



Living Room



Kitchen



Bedroom One

Upon entering the development, there is an internal stairwell leading to upper floors. At second floor level and inner hallway offers storage. Opening to the light filled Living Room courtesy of the large UPVC double glazed window which offers stunning fell views. There is a central electric fire set in marble with matching hearth and wood surround, ensuring a warm environment throughout the year. The gas central heating further enhances the comfort, making it a cosy during the cooler months. Sliding door to:

The kitchen has a practical layout offering ample storage from wall and base units and workspace incorporating a single drainer sink unit and mixer tap. There is a recess for cooker, slimline dishwasher and plumbing for a washing machine. Spotlights to ceiling, aspect to rear, tiling to walls and wall mounted gas fired boiler.

The main bedroom has a front aspect and with rooftop views and built in shelved cupboard. Bedroom Two has an aspect to the rear.

Adjacent, the bathroom offers a 3 piece suite and includes WC, vanity wash basin and panelled bath with shower over abd window.

To the rear of the property is a small outbuilding for storage and parking is permit parking within the immediate vicinity.

Situated in the vibrant town centre of Windermere, this property benefits from immediate access to a host of local amenities, including shops, cafes, and transport links, making it an ideal base for living in Windermere. Don't miss your chance to make this flat your new home.

Being an ex local authority property there is a local occupancy clause whereby it must the occupants main or principal residence and have lived or worked 3 years prior to purchase in Cumbria.

Accommodation: (with approximate measurements)

Living Room 17' 10" x 10' 3" (5.44m x 3.13m)

Kitchen 11' 6" max x 6' 2" max (3.53m max x 1.89m max)

Bedroom One 13' 3" x 10' 1" max (4.04m x 3.09m) max

Bedroom Two 10' 5" x 6' 4" (3.18m x 1.95m)

Bathroom

Parking Permit parking available within the immediate vicinity

Property Information:

Services: Mains water, mains drainage, mains electric and mains gas.

Tenure: Leasehold - held on the remainder of a 125 year lease which commenced in 2013. There is a service charge payable annually of £529.21 and Ground Rent of £10 to South Lakes Housing.

Council Tax: Westmorland And Furness Council - Band B

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions: ///wording.possibly.spinners

By car from Crescent Road, on the one-way system, bear left onto Oak Street, then third left onto Droomer Drive. Turn first left onto Orrest Drive and No 42 can be found on your right-hand side towards the dead end.

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).

Agents Note: The property is subject to a Section 106 clause which restricts the sale to purchasers who have either lived or worked within Cumbria for the last three years. The property is awaiting a Grant of Probate and therefore cannot complete until this has been granted.



Bedroom One



Bedroom Two



Bathroom

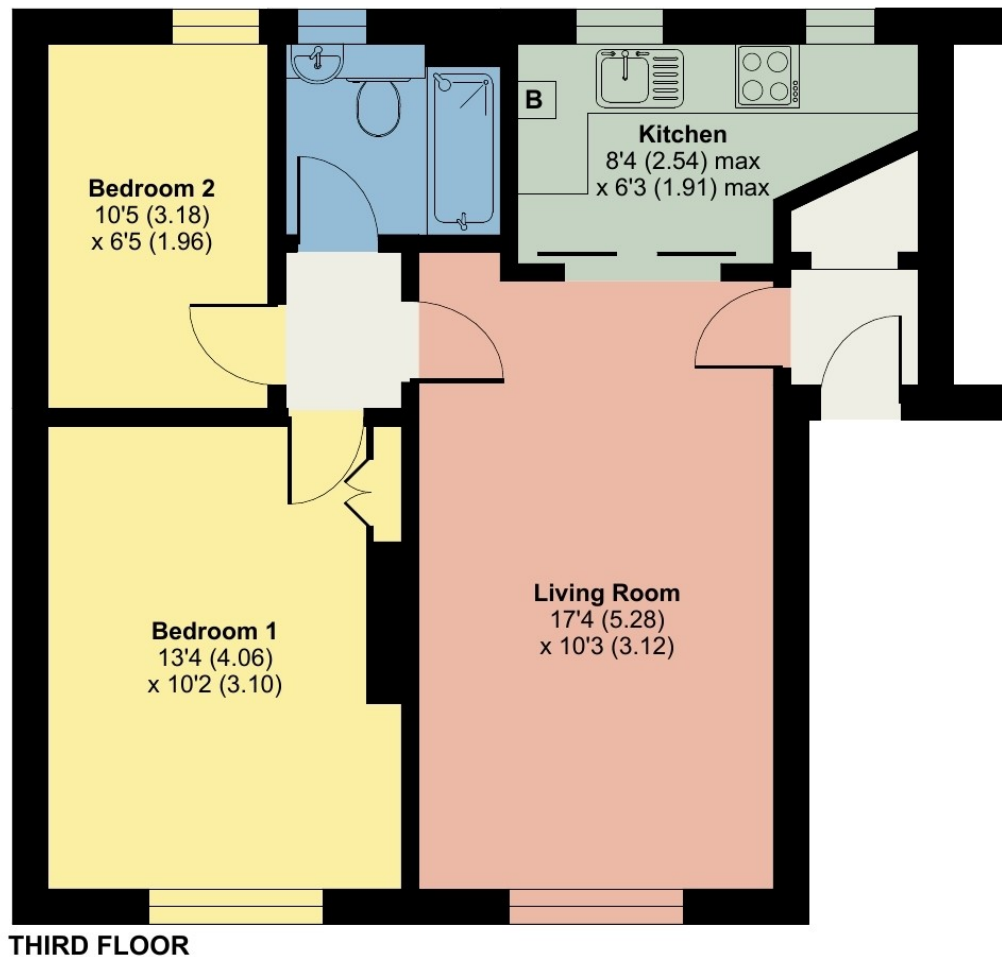


Outlook

Orrest Drive Flats, Windermere, LA23

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



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 23/07/2025.

Request a Viewing Online or Call 015394 44461