



**HACKNEY  
& LEIGH**

## Bowness-on-Windermere

**£227,500**

38A Quarry Rigg, Bowness-on-Windermere, Windermere LA23 3DT

This first-floor 2 bedroom apartment, ideally situated in the bustling heart of Bowness, has neutral décor and pleasant outlooks. It offers a well placed retreat or holiday let just moments away from the vibrant amenities of Bowness and the stunning Windermere Lake.

### Quick Overview

- Apartment in popular development
- 2 double bedrooms
- Open plan living/dining area
- UPVC double glazing
- Electric radiators
- Excellent lake views
- Allocated parking
- Exceptionally convenient position
- Close to shops, bars, cafes and restaurants
- Superfast Broadband available



2



1



1



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Superfast  
Broadband



Allocated  
Parking

Property Reference: W6274



Living Room



Open Plan Living Room



Open Plan Dining Area



Kitchen

Step inside the entrance hall with useful storage cupboard and beyond to find a welcoming and spacious living dining area, where a large UPVC double-glazed window offers generous natural light and superb views across Windermere Lake to Claife Heights. Adjacent, the well equipped fitted kitchen offers a range of wall and base units, contour worksurface which incorporates a single drainer stainless steel sink unit, 4 ring electric hob and oven beneath. Integrated fridge and complementary tiling to walls. Aspect to side.

The apartment offers two double bedrooms. The primary bedroom benefits from a front aspect overlooking the parade below and the second bedroom is also spacious and benefits from a built in wardrobe and has a rear aspect. The bathroom has a 3 piece suite with WC, panelled bath with shower attachment over, pedestal wash basin and cupboard housing cylinder. There is tiling to walls, wall mounted heater and window.

The neutral palette throughout the apartment provides scope for you to add your personal touch and make it truly your own. The UPVC double glazing and replacement electric radiators offer comfort and practicality.

Residents will appreciate the convenience of residents parking, ensuring you always have a space waiting for you. The location is unbeatable, with an array of shops, cafes, and restaurants just a short stroll away. Plus, the breathtaking beauty of Windermere Lake is within easy reach, offering endless opportunities for outdoor adventures and leisurely walks.

Whether you're looking for a permanent residence, a holiday home, or an investment opportunity, this property ticks all the boxes.

Accommodation: (with approximate measurements)

Open Plan Living/Dining Room 15' 6" max x 9' 1" max (4.72m x 2.77m)

Kitchen 10' 5" x 4' 9" (3.18m x 1.45m)

Bedroom 1: 10' 5" x 9' 6" (3.18m x 2.89m)

Bedroom 2: 9' 3" max x 7' 6" max (2.82m x 2.29m)

Bathroom

### Property Information:

**Council Tax:** Westmorland and Furness Council - Band D

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

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

**Tenure:** Long leasehold for the residue of a 999 year lease from 30-09-1995. A Quarry Rigg Management Charge of £2280 per annum is payable but paid quarterly. Ground Rent £16.00 per annum.

**Viewings:** Strictly by appointment with Hackney & Leigh.

### What3Words & Directions:

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From Windermere proceed on New Road continuing onto Lake Road into Bowness. Turn right at the roundabout onto Rayrigg Road, follow the road for approximately 300 yards and take the turning onto Quarry Brow on the right, follow the road around and at the top of the hill bear right onto the Quarry Rigg development. On foot walk through to the front of the development where the parade of shops are and bear left continue past the shops and approximately half way along the parade there are stairs signposted for 38a. Take the external stairwell to access for 38a.

**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 1



Bedroom 2

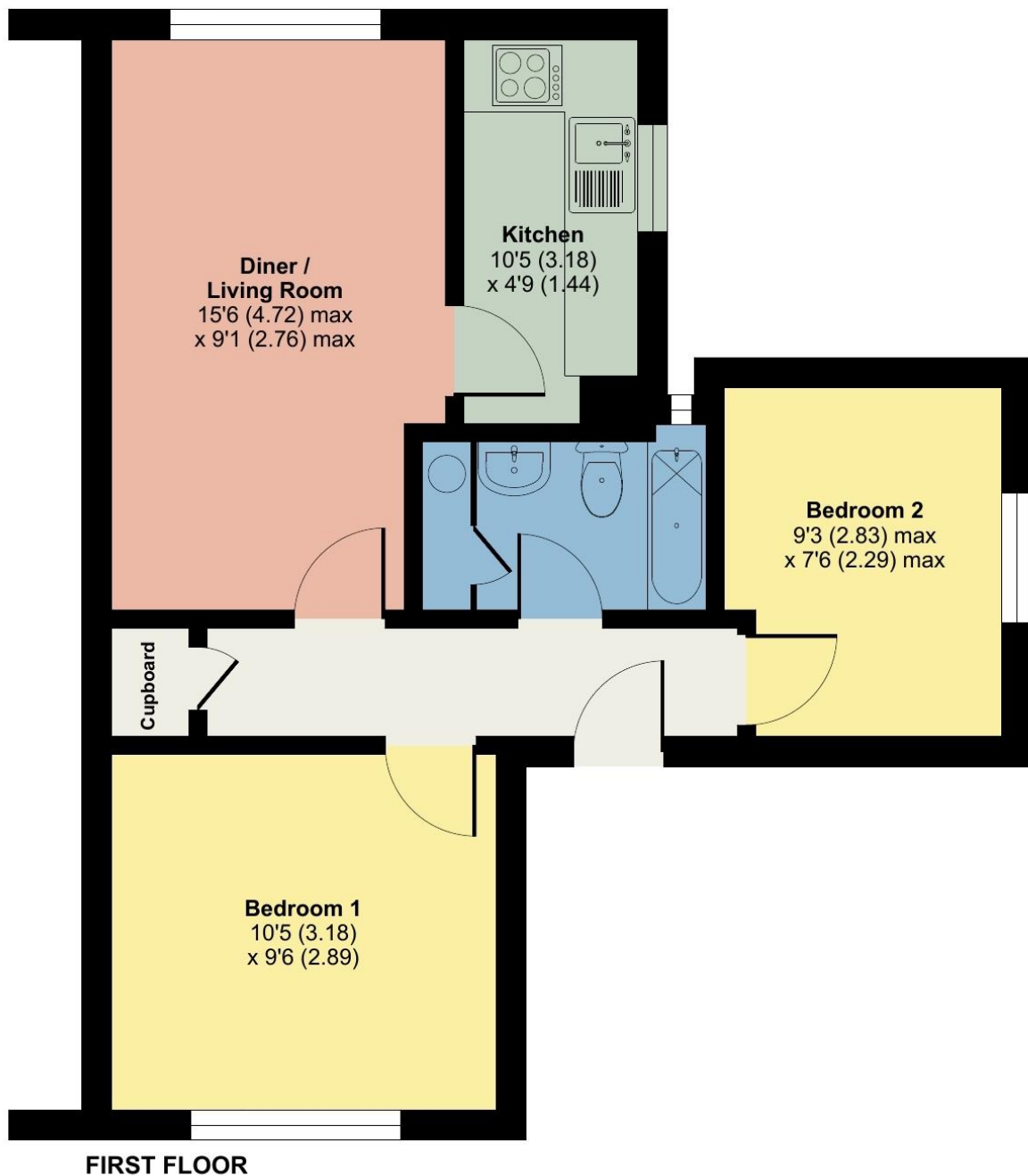


Bathroom

# Quarry Rigg, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 467 sq ft / 43.3 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: 1345529

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