



Windermere

£235,000

4 Firgarth Flats, Ambleside Road, Windermere, Cumbria , LA23 1EU

On the fringes of picturesque Windermere, this generously sized 2 bedroom, second-floor apartment offers a of comfortable home recently upgraded throughout. Perfectly positioned just a short stroll from the vibrant Windermere Centre and mere minutes from the tranquil shores of Lake Windermere, this property presents an exceptional opportunity for both investors and those seeking a permanent home.

Quick Overview

- Sizeable 2nd floor apartment
- 2 double bedrooms
- Modern replacement kitchen
- Contemporary en suite and bathroom
- Recently floored, carpeted and decorated
- Allocated residents parking
- A short walk from Windermere centre
- No upward chain
- Excellent permanent residence/investment
- *Superfast broadband available



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Superfast
available



Residents
parking

Property Reference: W6277



Kitchen area



Living Area



Living/dining area



Bedroom One

Upon entering, you'll be greeted by an extensive space filled with light, a perfect space for coats boots and shoes and easy to clean with tiled floor throughout and built in cupboard. The modern kitchen is a culinary delight with excellent range of matt wall and base units with complementary tiling, contour worksurface and inset resin sink unit with brass feature tap. Integrated electric hob with concealed extractor over and built in electric oven, washing machine and fridge freezer. Tiled flooring runs through into the living space where there is the intercom entry phone. There is a triple aspect which makes this room naturally light.

The two double bedrooms both with front aspect enjoy space and light and one enjoys a contemporary en suite shower room with WC, wash hand basin and shower cubicle with chrome shower. Contemporary tiling to walls and floor and the adjacent bathroom equally has been subject to upgrading offering a touch of luxury with its equal modern fittings and finishes including WC, wash basin, shower cubicle and tasteful tiling throughout.

Offering views over open ground to rear that provide a sense of peace and privacy. Enhanced by the recent upgrades that have transformed this apartment into a contemporary haven. The double glazing and gas central heating ensure comfort throughout the seasons, making this a cosy retreat no matter the weather.

Practicality is further enhanced with allocated parking for residents. With no upward chain, this property is ready for immediate occupation, allowing you to settle in and start enjoying the Lake District lifestyle without delay. Whether you're looking for a sound investment or a charming permanent residence, this Windermere apartment ticks all the boxes. With its prime location, modern upgrades, and inviting atmosphere, it truly is a rare find in one of the UK's most sought-after regions.

Accommodation: (with approximate measurements)

Kitchen/Living/Dining Room: 17' 6" x 9' 9" (5.34m x 2.99m)

Bedroom 1 12' 11" x 9' 11" (3.95m x 3.03m)

En suite shower room

Bedroom 2 12' 11" x 9' 5" (3.95m x 2.89m)

Bathroom

Parking

Property Information

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

Council Tax: Westmorland and Furness Council – Band B

Tenure: Leasehold - 999yr lease from 17th August 1988 with a Management charge of £750 per annum payable to Firgarth flats (Windermere) Ltd
Ground rent payable £1 per annum

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: [///enigma.crackled.kicked](#)

From the centre of Windermere heading away from the centre along Main Road, join Elleray Road and at the junction take a left into Ambleside Road. Pass St Marys Church and proceed a further 600 yards approximately and take a left turn prior to the entry to Wynlass Park on the right. Bear right and proceed down the drive and the parking is to be found the rear of the property.

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 Two



En suite shower room



Shower Room

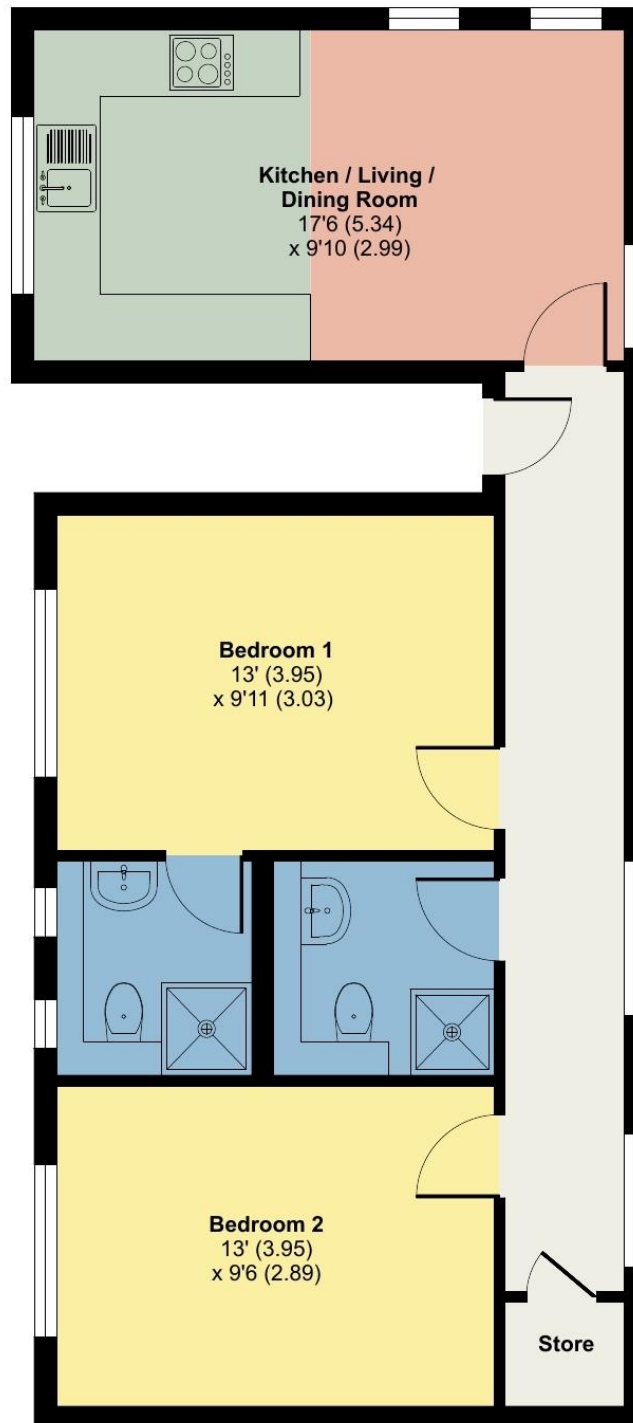


Front exterior

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Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



GROUND 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 12/09/2025.

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