



## Windermere

£335,000

2 Mountain Ash Court, Spooner Vale, Windermere, LA23 1AU

This delightful ground floor apartment offers a unique blend of modern living and serene surroundings. Perfectly suited for those seeking a tranquil lifestyle with the convenience of local amenities and transport links. Beautifully presented throughout, this offers locals the opportunity to purchase their next home with a ready to move into appeal! Local Occupancy Restriction applies.

### Quick Overview

- Immaculate ground floor apartment
- 2 bedrooms
- Spacious open plan living space
- Contemporary kitchen
- Modern shower room
- Superior development on fringes of Windermere
- Garage and allocated parking
- Ready to move into appeal!
- Local Occupancy Clause applies
- Ultrafast broadband available\*



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Ultrafast  
Broadband



Garage and  
parking

Property Reference: W6283





Living area



Dining area



Open Plan Living/Dining Room



Main Kitchen

Security and convenience are paramount, with a state-of-the-art security entry system providing peace of mind.

Step inside this development and beyond the front door to No 2 where a lengthy hallway greets you with useful walk-in cupboard. Through double doors there is an impressive sized open plan living area with an area for dining and relaxing. The window and double patio doors to the side allow an abundance of natural light making this room so welcoming. The contemporary kitchen is well planned and of high quality offering a range of wall and base units, granite worksurfaces with upstands which extend to a breakfast bar area. Bosch appliances are fitted and include a 5 ring gas hob with splashback, electric oven, washing machine, dishwasher, fridge, freezer and concealed boiler. A living space that's perfect for modern life. There is access to the communal garden.

There is a generous primary bedroom with a range of quality fitted wardrobes. In addition there is a further double bedroom, perfect for guests or a study. The shower room has been recently refurbished and creates a space of comfort and style with large walk in shower, vanity wash hand basin and WC. The room is fully tiled with wall mounted mirrored cabinet and heated chrome towel rail.

The property also boasts its own garage, along with an additional parking space and visitors spaces, ensuring ample parking for residents and guests alike.

This apartment is in excellent condition throughout, offering a hassle-free move with no onward chain to consider. It's ready for you to simply unpack and start enjoying from day 1. With easy access to transport links, commuting or exploring the wider Lake District is a breeze, making this an ideal home for both work and leisure. Don't miss your chance to make this exceptional property your new home.

Accommodation: (with approximate measurements)

Communal Entrance

Entrance Hall

Open Plan Living/Dining Area 17' 1" x 16' 4" (5.21m max x 4.98m max)

Kitchen 9' 3" x 8' 11" (2.82m x 2.72m)

Bedroom 1 13' 7" x 10' 8" (4.14m x 3.26m)

Bedroom 2 10' 11" x 7' 3" (3.34m x 2.21m)

Shower Room

Garage 19' 9" x 9' 10" (6.02m x 3.0m)



**Parking** One allocated space and visitors spaces.

### Property Information

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

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

**Tenure** Leasehold - 999 yr lease from 1st January 2005

Management charge £3010.01 payable to Trinity annually.  
(01/03/2025 - 28/02/2026)

**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.

**Local Occupancy Clause:** In order to comply, a person employed, about to be employed or last employed in the locality or a person who has, for the period of 3 years immediately preceding his/her occupation, had his/her only or principal residence in the locality.

In this condition 'locality' shall mean the administrative County of Cumbria and 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person.

### What3words & Directions:

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From Windermere proceed on the A591 towards Ambleside where the Mountain Ash development can be found on the left hand side, soon after St Mary's Church. Apartment 2 is in the block away from the road on the left hand side and the apartment is found on the left hand side of the internal communal hallway.

**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 1



Bedroom 2



Shower Room



Communal garden

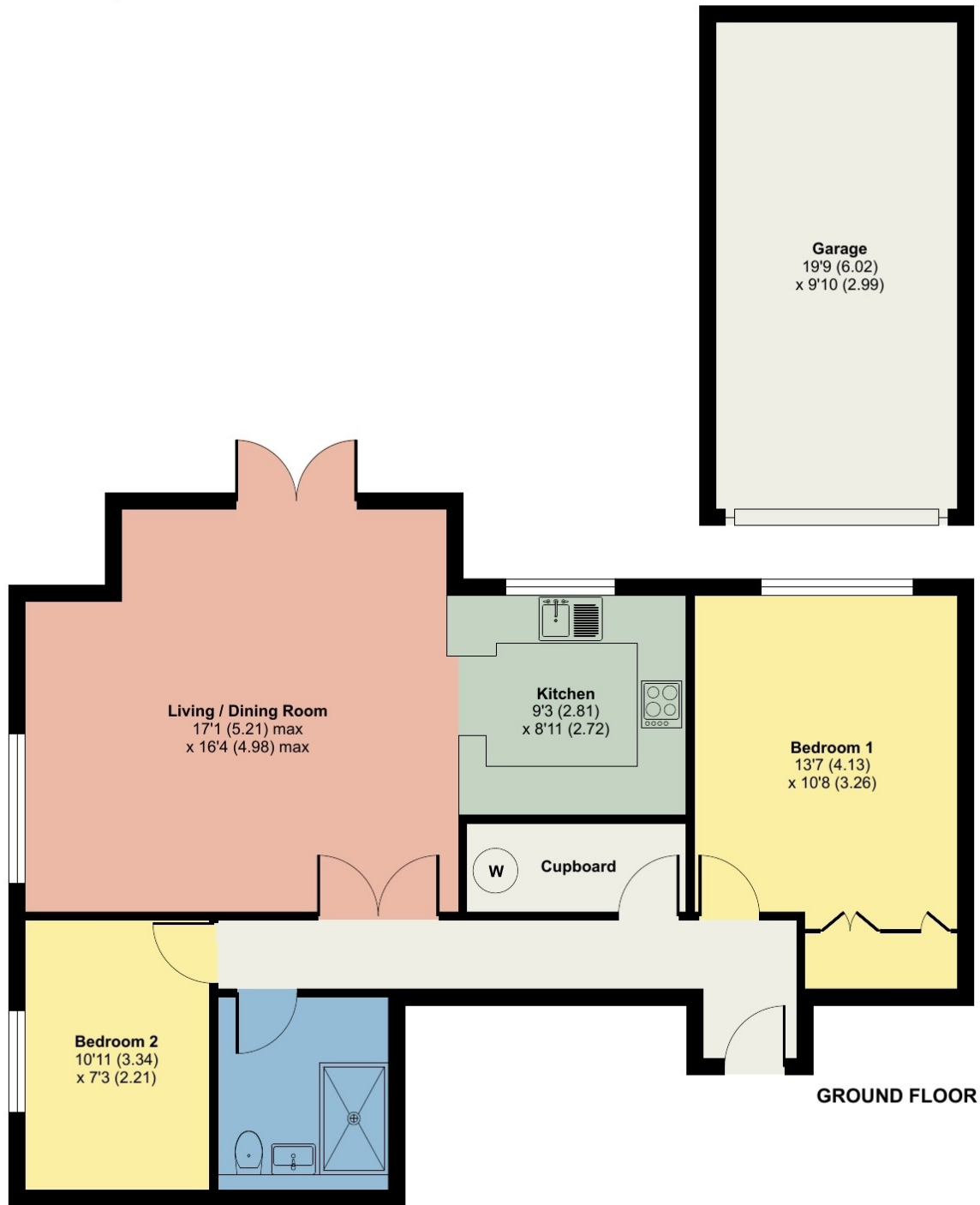
# Mountain Ash Court, Spooner Vale, Windermere, LA23

Approximate Area = 780 sq ft / 72.4 sq m

Garage = 194 sq ft / 18 sq m

Total = 974 sq ft / 90.4 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 19/09/2025.

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