



## Windermere Marina

£625,000

8 Marina View, Windermere Marina, Bowness-on-Windermere, LA23 3BQ

A Luxury 2 bedroomed top floor apartment in this rather special marina development built in 2022 and finished to an exceptional standard arguably making it in a class of its own.

### Quick Overview

2 bedrooms, 2 bath / shower rooms

Top Floor apartment

Finished to an exceptional standard

Westerly facing balcony

Successful holiday let

Popular Marina development

Vaulting ceilings adding to feeling of space

Furniture and fittings available by separate negotiation

Covered parking for 2 cars with electric charging point

\*Ultrafast Fibre Broadband



2



2



1



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Ultrafast  
Fibre  
Broadband

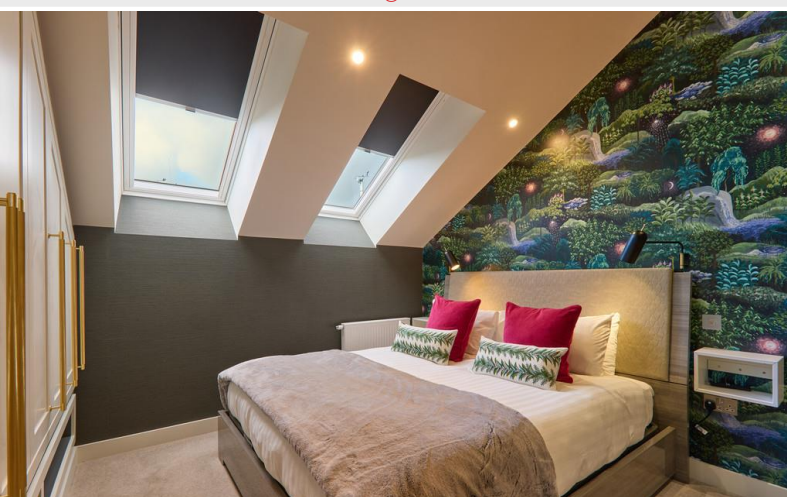


Covered Parking  
for 2 cars &  
electric CP

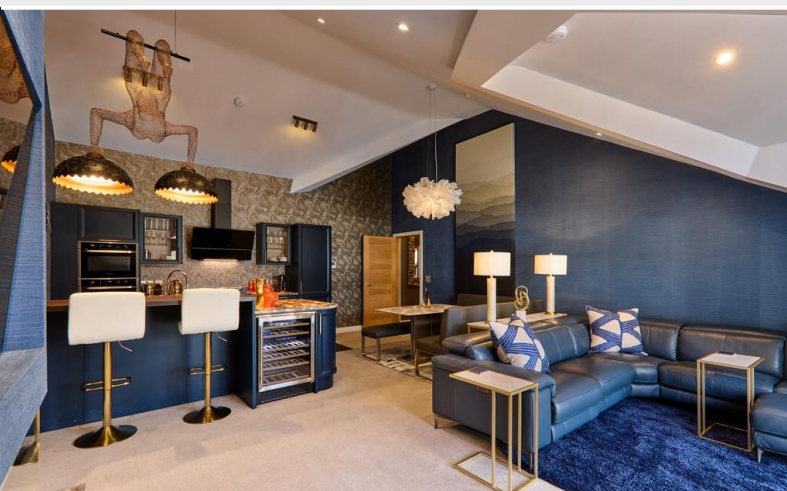
Property Reference: W6284



Living Area



Bedroom 1



Open plan kitchen / dining / living area



Bedroom 2

As you enter No 8 you will be surprised by the apartments astonishing attention to detail put into the interior design and decor coupled with its unobstructed breathtaking west facing view over the marina and over to the Lakeland hills.

The tastefully decorated entrance hall has room for shoe storage and seating and there is a laundry/utility/storage room which is ample for washer/dryer/vacuum/laundry eqpt and coat hanging.

The open plan main salon with vaulted ceiling comprises of fitted hand painted kitchen with buster and Punch brass handles with integrated dishwasher, fridge and freezer and stunning locally sourced backlit stone work top. A spectacular feature light hangs over a polished wooden breakfast bar seating 2 for coffee and breakfast.

There is separate dining space adjacent to the kitchen which can seat up to 8 people with a feature pendant and bespoke artwork which adorns the double height wall.

The lounge area has a fitted media unit able to house a 60" tv, which sits over a modern real flame electric fire with matching backlit locally sourced stone as the kitchen giving a comfortable and warm ambiance in the evening and colder months. The lounge opens with bi fold glass doors onto glass walled balcony which is west facing capturing the sun from noon until night.

The kingsize master bedroom suite has feature designer wallpaper and bespoke fitted wardrobes with ample storage for clothing, shoes and baggage. The en suite has bespoke fitted mirrors which light with movement sensors. There is a separate shower, basin with storage, WC and heated towel rail.

The double guest suite has pretty Christian Lacroix feature wallpaper and a bespoke fitted wardrobe with separate shoe and bag storage. The en-suite is a jack and Jill so can be used by visitors as well as private use by the bedroom. There is a full size bath with shower over and shower screen, washbasin and WC. Bespoke backlit movement sensitive fitted mirror.

Windermere Marina was originally developed in the 1960's and from its humble beginnings it has improved over the years to create a thriving community in itself with moorings, boathouses, townhouses, apartments, boat sales and maintenance and the very popular Boathouse Restaurant. Marina View is built to the highest standard as one might expect with double glazed windows and gas fired central heating via a highly efficient communal gas system with each apartment metered separately on usage. The apartment is on the top floor serviced by staircase and lift. Private covered parking space for 2 cars with electric car charger point.

The property has full residential use or 2nd home/holiday let with ongoing strong repeat holiday bookings and is hoped to be sold as a going concern with future bookings. Needless to say, the apartment has been finished to the highest standard and with all furniture bespoke artwork and designer lighting and fittings available by separate negotiation.



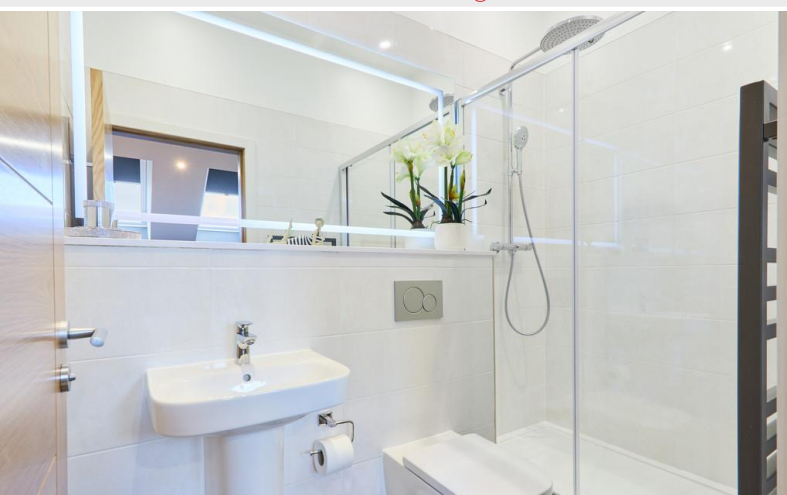
Open plan living area



Kitchen / dining area



Views from the living room



Ensuite shower



Bedroom 1



Dining area

Accommodation: (with approximate measurements)

Communal Entrance Hall

Kitchen / Dining / Living Room 23' 9" x 18' 4" (7.24m x 5.59m)

Bedroom 1: 16' 7" max x 11' 5" including en suite (5.05m x 3.48m)

Bedroom 2: 12' 9" x 10' 3" (3.89m x 3.12m)

Bathroom

Balcony 20' 0" x 5.3' (6.1m x 1.52m)

Property Information:

Services: Mains gas, water, drainage and electricity.

Tenure: Leasehold, for the remainder of a 250 year lease from 01-01-2021. There is a service charge levied on the property including ground rent of £250 and £500 reserve fund and shared maintenance of the communal areas on the site and is in the order of £3668.12 up until 31-12-2025. We understand that the Building Insurance for April 2025 to March 2026 is £1,122.00.

Council Tax: Business Rates apply to the value of £3900,00.

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: Fabulously located just outside of Bowness centre yet only a few minutes walk to the bustling village and the various amenities it has to offer. From Bowness village travelling South on the A592 Newby Bridge Road taking the second right into the Marina follow the road around to the left and Marina View Apartments (No.8) can be found a short way on the left hand side. New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

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).



Kitchen



Open plan living / dining / kitchen



Living room



Views from the balcony

Request a Viewing Online or Call 015394 44461

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



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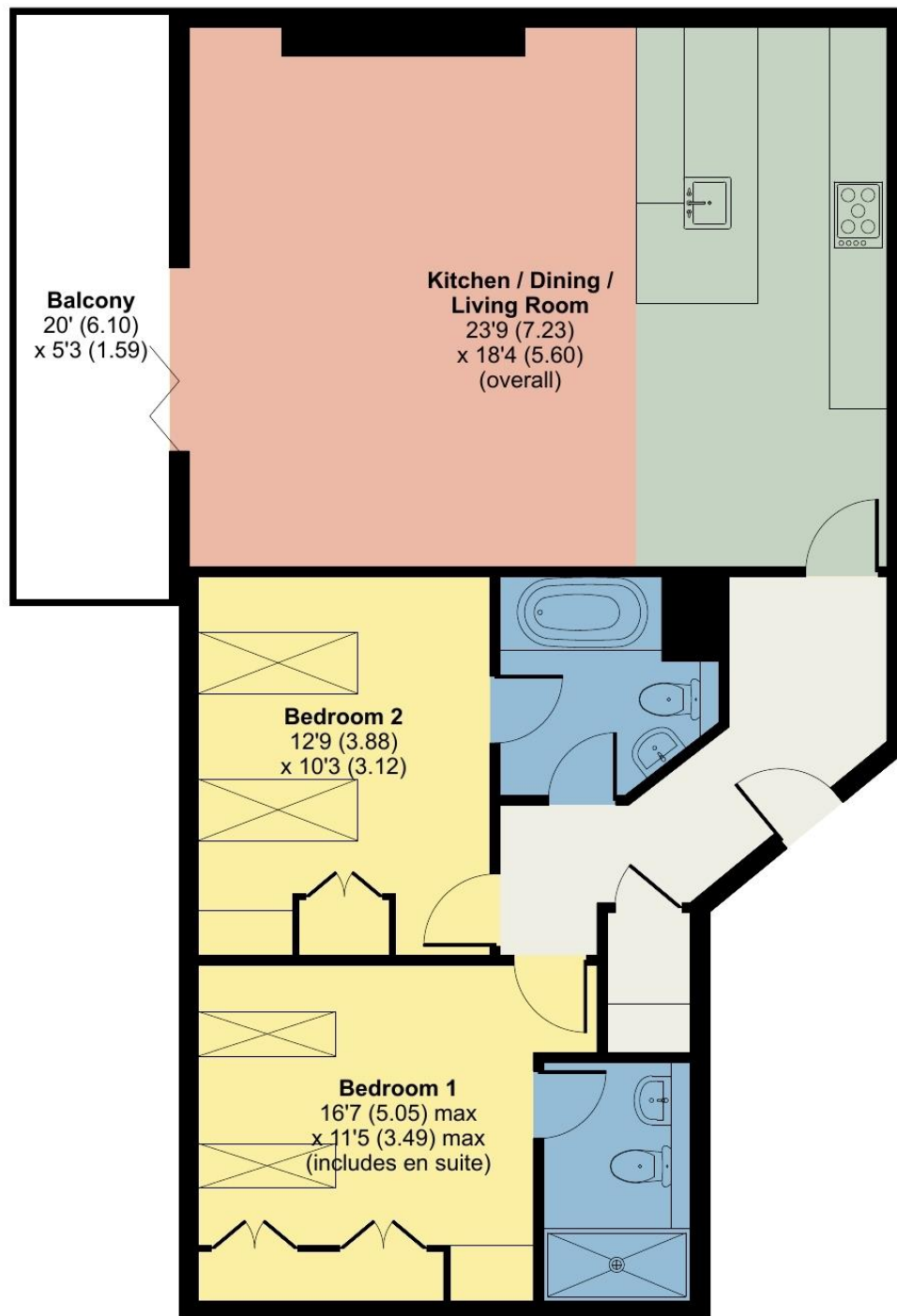
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# 8 Marina View, The Marina, Bowness-on-Windermere, LA23

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



THIRD FLOOR

⌋ Floor plan produced in accordance with RICS Property Measurement 2nd Edition

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 26/09/2025.

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