

Bowness-on-Windermere

£595,000

17 Windward Way, Bowness-on-Windermere, LA23 3BF

Welcome to 17 Windward Way, a superb apartment arranged over 3 floors, located on the fringes of Bowness-on-Windermere's in the sought-after Marina development. This stunning 3-bedroom, 3-bathroom residence offers a perfect blend of modern living, serene waterside tranquillity and a special retreat with the convenience of modern living, ideal for a permanent home, holiday home or investment for holiday letting.

Quick Overview

- 3 Bedroomed Apartment
- 3 Bathrooms, 1 Cloakroom
- 1 Reception Room
- Stunning Views of the harbour
- Successful Holiday Let
- Popular Marina development
- Stunning internal decor
- Double glazing & central heating
- Off Road Designated Parking
- *Superfast Fibre Broadband 80 Mbps



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Superfast
Fibre
Broadband



Off Road
Designated

Property Reference: W6280



Living room



Open plan dining area



Kitchen



Open plan dining area

Being on the edge of the Marina development, and accessed at ground floor with a staircase up to the first floor, you are greeted by a hallway that leads to an impressive open-plan living area with glazed sliding doors that open onto a wooden deck that overlooks the bustling marina harbour.

The open plan living /dining room exudes comfort and is tastefully furnished, whilst the adjoining kitchen area provides a great number of wall and base units with built in appliances to include NEFF hob and double oven, fridge/freezer and dishwasher. The contour marble worksurface incorporates a stainless-steel sink and drainer and breakfast bar area. Perfectly designed for your culinary requirements and entertaining.

The apartment features three generously sized bedrooms, Bedroom 3 is situated on the 1st floor, offering built in wardrobes, en-suite shower room with rainfall shower and all Hansgrohe fittings, designed with comfort in mind.

A further stairway leads you to the 2nd floor level where the primary bedroom offers an ensuite shower room with a walk-in rainfall shower, built in bookcase and built in wardrobes, glazed sliding doors that overlooks the Marina. Whilst bedroom 2, adjacent is generous in size, offering built in wardrobes, glazed sliding doors and the perfect Marina view.

This modern home boasts quality oak furnishings throughout, including the staircases, excellent décor and tiling as well as led lighting enhancing the bathroom mirrors. At 1st floor, a separate cloakroom, a cupboard that houses the Glehnill boiler and space for the dryer as well as an extra storage cupboard.

To park your car, the designated off-road parking space is found opposite the entrance to the apartment.

Accommodation: (with approximate measurements)

Entrance Hall Ground Floor

Stairway to First Floor

Hallway

Living / Dining / Kitchen 26' 8" x 20' 2" (8.15m x 6.15m)

Balcony

Cloakroom

Stairway to 2nd Floor

Family Bathroom



Living room



Living room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1

Bedroom 1: 20' 9" x 9' 10" (6.34m x 3.01m)

En-suite

Bedroom 2: 16' 6" x 9' 10" (5.05m x 3.00m)

En-Suite

Bedroom 3: 12' 8" x 11' 3" (3.87m x 3.45m)

Property Information:

Council Tax: Small business rates relief apply.

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

Services: Mains gas, water, drainage and electricity.

Tenure: Leasehold. Subject to the remainder of a 232 years on a 250 year lease dated the 3 August 2007. A copy of the lease is available for inspection at the office. Service charge of £1812 payable per annum to include ground rent and sinking fund,

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///shirtless.replenish.cares](http://shirtless.replenish.cares)
Fabulously located just outside of Bowness centre yet only a few minutes' walk into the bustling village. 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. 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 the 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).



Balcony views



Views from the balcony



Front Elevation



Rear Elevation

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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17 Windward Way, Windermere, LA23 3BF

Approximate Area = 1610 sq ft / 149.5 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: 1354648

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