



## Bowness

**£340,000**

48 Windermere Apartments  
Windermere Marina Village  
Bowness On Windermere  
Cumbria  
LA23 3JQ

Sat in the ever popular Windermere Marina Village, a 1 bed roomed first floor apartment with large open plan living room, bedroom and bathroom. Covered balcony with southerly aspect over the Marina. Ideally sold as a going concern very successful holiday let complete with all furniture, furnishings and future bookings.

Property Ref: W5146







### Sitting Area

**Description:** A good sized 1 bedroom apartment located within the busy Windermere Marina. Sleeping 2 people, the apartment is offered as a fully functional holiday let with high quality fixtures and fittings, all included within the sale of this property.

The property has a lovely waterfront view through the double opening doors onto the Juliette balcony which can be further enjoyed by stepping onto the good sized south facing covered balcony.

1 dedicated parking space is included within the sale of this property, however guest parking is also available within the marina.

Windermere Marina Village was originally developed in the 1960s and further extended in both the 1980s and 2000s. With apartments, Townhouses, Boathouses and The Boathouse Bar and Restaurant on site. all stone built with traditional rough cast render and slate finishes surround a modern 400 berth marina to create a secluded and relaxed environment just less than a mile to the south of Bowness on Windermere.

Ideally located to give easy access not only to the towns of Windermere and Ambleside and their surrounding fells but also the quieter valleys of the southern Lake District with an abundance of quieter lanes and walks alongside renowned pubs and restaurants.

Sat on the lake shore the marina gives direct central access to Lake Windermere for boats ranging from 15 to 50 feet.

**Location:** Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right down towards Ferry Nab. Take the first entrance into Windermere Marina. Owners and guests are given an entry fob. Windermere Apartments in the block straight in front and no.48 is on the left side entrance on the 1st floor.

**Accommodation:** (with approximate measurements)

**Ground Floor Communal Entrance** Leads to staircase to first floor.

**Entrance Hall**

**Open Plan Living and Kitchen** 37' 7" x 11' 7" (max)" (11.46m x 3.53m)

**Living area** A fantastic open plan living area with telecom system, Dining table and chairs. In-built television shelved unit, utility cupboard with Glow-Worm boiler and washer dryer. Double opening doors onto Juliette balcony overlooking the marina. Side door leading onto:

**Balcony** 10' 9" x 8' 6" (3.28m x 2.59m) Slate tiled covered balcony, south facing giving it an excellent view over the waterfront.

**Kitchen** Fitted wall and base units with polished slate work tops. Sink, Neff oven and induction hob with hood over, Neff dishwasher, microwave integrated fridge and freezer.

For a Viewing Call 015394 44461



Dining Area

**Bedroom 1** 16' 4" x 11' 1" (4.98m x 3.38m) Fully furnished bedroom with in-built wardrobe, dressing table and side tables. Zip and link bed and television.

**Bathroom** 3 piece Villeroy & Boch suite comprising of bath with Hansgrohe shower over, sink and WC. Porcelena tiles, shaver point and towel rail.

**Services Cupboard** Glow-Worm boiler, Envirovent positive ventilation system and Bosch washer dryer.

**Outside** One dedicated parking space with additional visitor parking available.

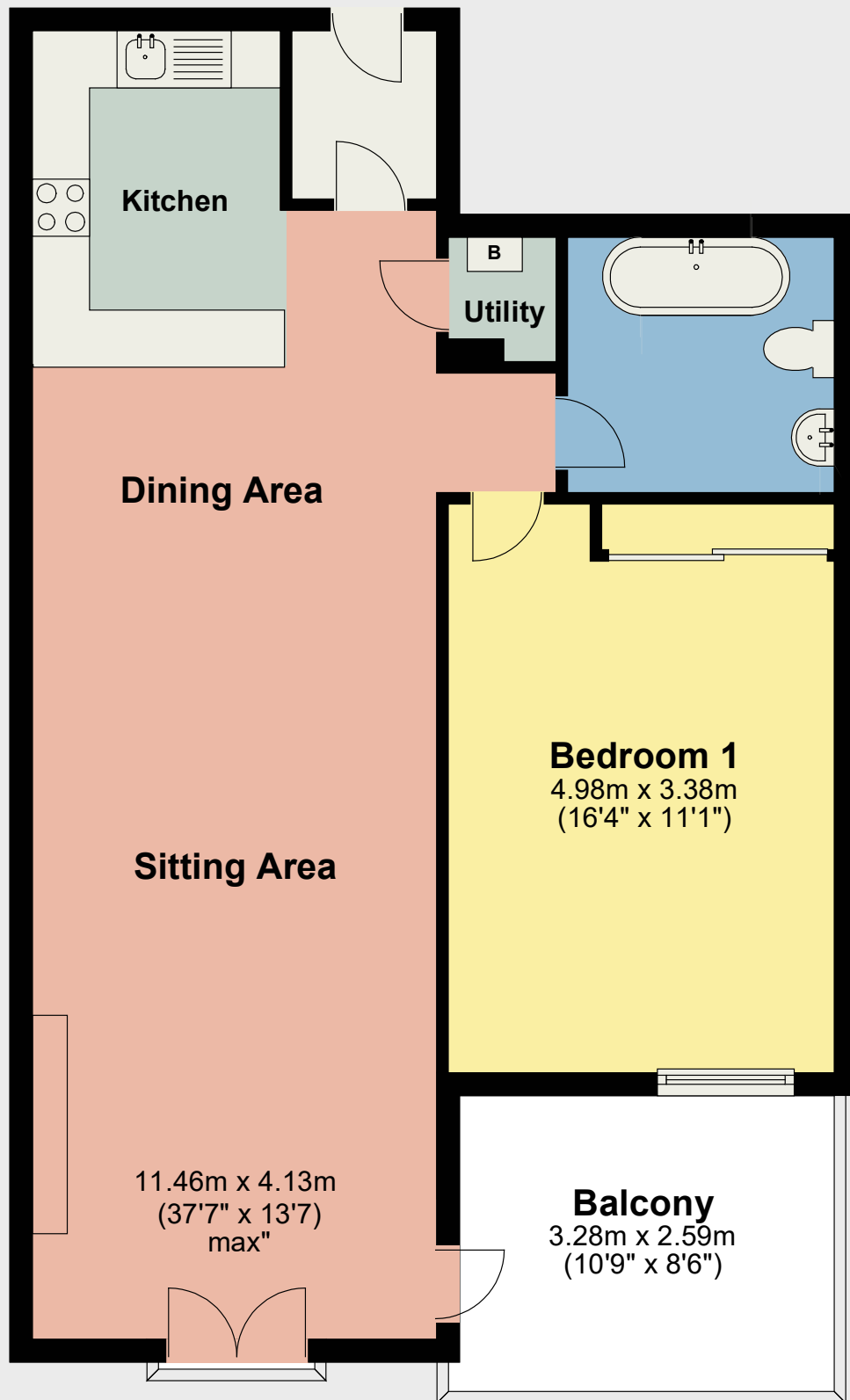
**Tenure** Leasehold for the remainder of a 250 year lease from 1st January 2017. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas outside, building insurance with a contribution to reserved funding in the order of £2,800 pa.

**Services** Mains water, drainage, gas and electricity. Gas-fired central heating to radiators.

**Viewings** Strictly by appointment with Hackney & Leigh Windermere Sales Office. This is a successful holiday let viewings may be restricted to change over day, which can vary.

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

Notes:



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

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.