



**HACKNEY
& LEIGH**
Sales



Bowness

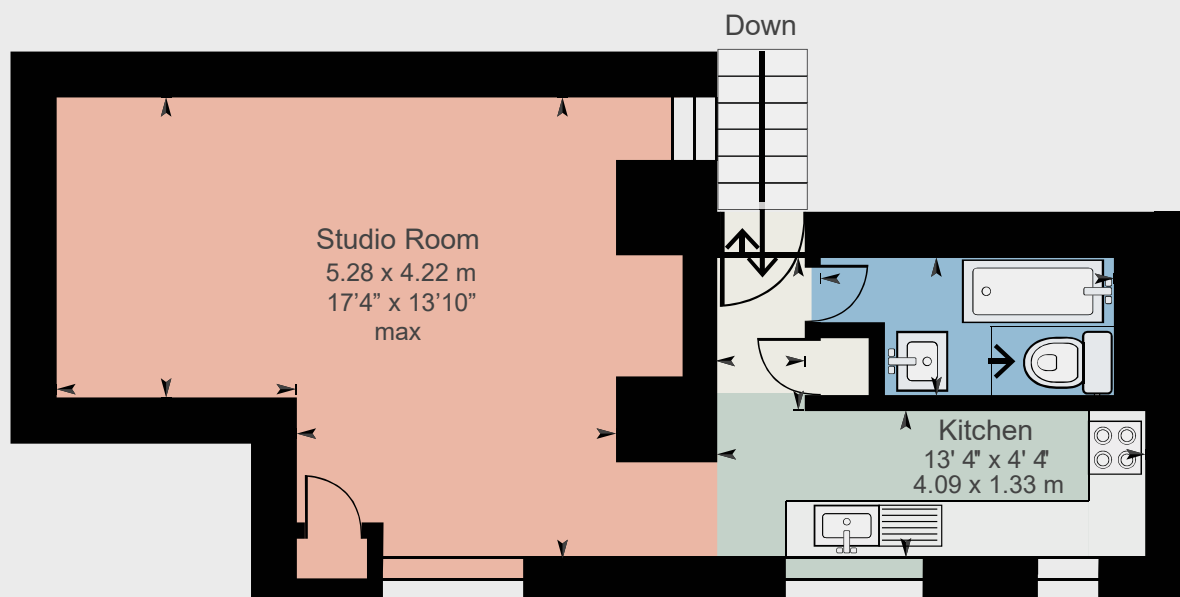
£129,950

The Basement Flat
Merewyke Court
North Terrace
Bowness-On-Windermere
Cumbria
LA23 3AU

A perfect little investment unit being a basement studio apartment, tucked away from the main thoroughfare on a small side street with double glazed windows and electric night storage heating.

Property Ref: W5252





Approximate net internal area: 366.45 ft² / 34.04 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Description: A good sized studio apartment, towards the upper end of Bowness tucked away from the main street, The Basement Flat is situated to the back of the building with stairs down to the front door and comprises of studio bedroom/living, kitchen and bathroom.

Ideal for a lock up and leave or as a residential letting property which it currently is. The current rent passing is £450 pcm and it is hoped that the property can be sold as an investment with tenant remaining.

Location: From Windermere proceed down New Road, continuing as Lake Road towards Bowness. Upon entering Bowness turn left onto North Terrace immediately after Sweet Traditions sweet shop. Approximately 25 yards on the left hand side is a turning into a courtyard area, on your left there are stairs which take you down to the Basement Flat.

Accommodation (with approximate measurements)

Stairs down to:

Hallway Cupboard with water cylinder.

Studio Room 17' 4" x 13' 10" (5.28m x 4.22m) (max)

Kitchen 13' 5" x 4' 4" (4.09m x 1.32m)

Wall and base units, stainless steel sink, electric diplomat oven and hob.

Bathroom Three piece suite comprising bath with Mira Zest shower over, pedestal wash basin and wc. Extractor fan.

Services: Mains gas, electric, water and drainage. wooden double glazed windows. Electric night storage heaters.

Tenure: The property is held on the residue of a 125 year lease from 1988.

Council Tax Band: South Lakeland District Council - Band A.

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

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