



## Windermere

£329,950

Flat 2, 2 Oak Street, Windermere, Cumbria, LA23 1EN

A superb 3 bedroomed second floor apartment with spacious accommodation and situated within an excellent central location having a pleasant aspect over the village of Windermere.

The property layout has been altered and refurbished by the current owners and would make an ideal home or indeed an easy manageable second home convenient for the amenities of Windermere village, currently a successful holiday let generating an income of around £35,000 per annum.

### Quick Overview

- 3 bedroomed second floor flat
- 1 reception room, 1 shower room and 1 bath
- Central village setting
- Overlooking the street scene
- No chain
- Close to amenities
- Good condition
- Ideal permanent, 2nd home or holiday let
- Permit parking available
- \*Superfast Broadband speed 80mpbs available\*



3



2



1



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Superfast  
Broadband



Permit Parking  
Available

Property Reference: W5848



Open Plan Living Room



Open Plan Living Room



Dining Area



Kitchen and Dining Area

### Description:

Flat 2, 2 Oak Street forms the second floor of a traditional Lakeland stone and slated building within the centre of Windermere village. The good sized accommodation has recently been upgraded and is now offered in good modern order. With the aspect over the street scene of Windermere village and convenient for the local amenities with gas fired central heating. The accommodation briefly comprises large entrance hall, open plan living room/kitchen. The kitchen is well equipped and the living room has original wooden beams, 3 bedrooms (1 en-suite), a house shower room and also comes with a parking permit for on street parking.

### Location:

Located above the Co-op on the corner of Oak Street and Crescent Road in the centre of Windermere. Access to the flat is via an entrance on Oak Street which serves the second floor flat and flat.1 below.

### Accommodation (with approximate measurements)

Shared entrance hall with staircase to Second Floor.

### Entrance Hall

### Open Plan Living Room/Kitchen

25' 6" x 13' 2 max" (7.77m x 4.01m)

### Bedroom 1

17' 0 max" x 12' 9 inc en-suite" (5.18m x 3.89m)

### En-suite

### Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)

### Bedroom 3

8' 8" x 8' 0" (2.64m x 2.44m)

### Shower room

### Outside:

On street permit parking.

### Services:

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

### Business Rates:

Rateable value of £5,100 with the amount payable of £2,499 for 2022/23. Small business rates relief may apply for new businesses/single premises, please contact Westmorland and Furness Council for further information.

**Tenure:**

Leasehold – on the residue of a 999 year lease. With a shared maintenance fee of 1/5th building maintenance and insurance costs.

**Viewings:**

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:**

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

**What3Words:**

<https://what3words.com/escapades.copy.situated>.

**Notes:**

\*Checked on <https://checker.ofcom.org.uk> 12th October 2023 - not verified.



Bedroom 1



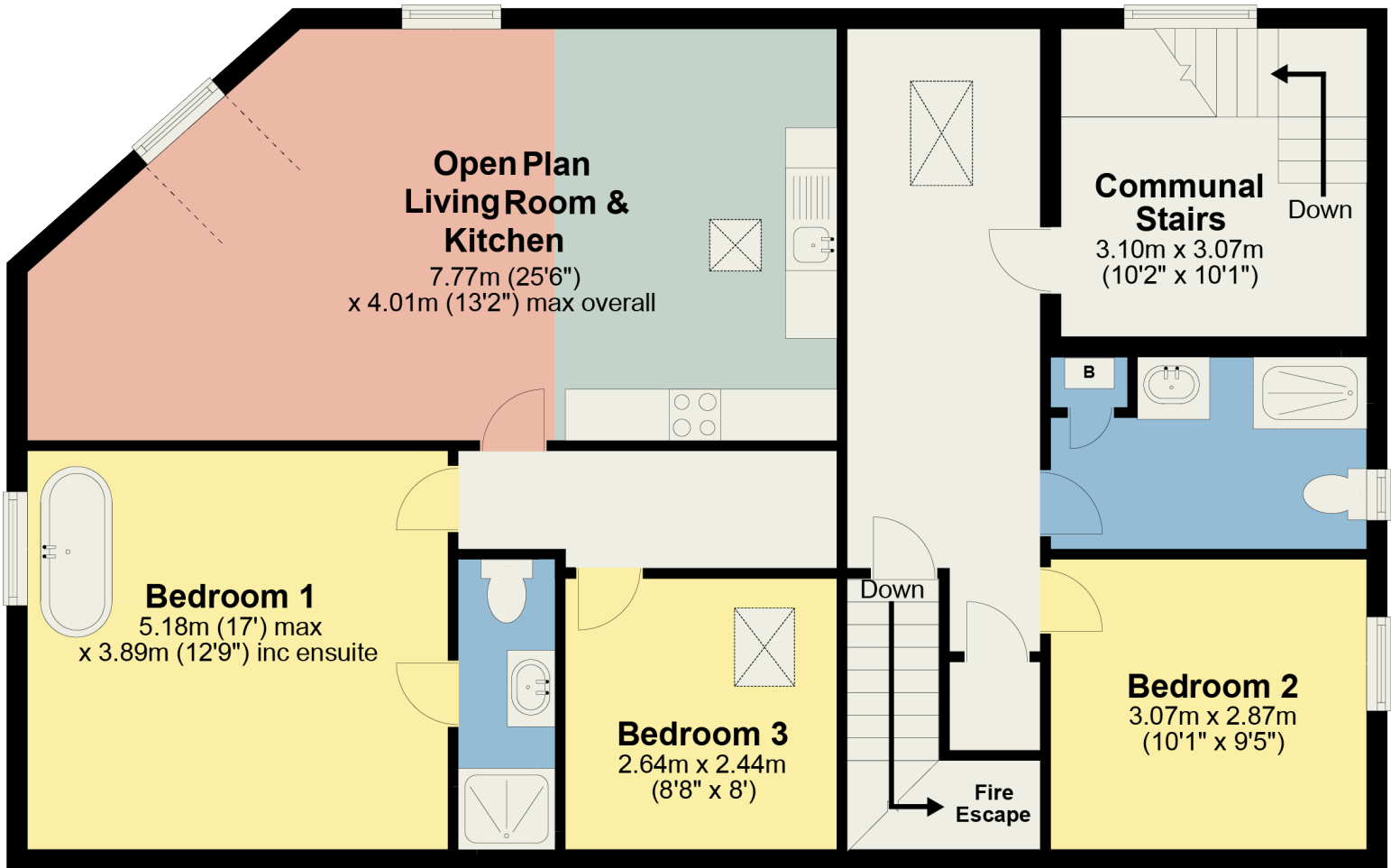
Bath in Bedroom 1



Bedroom 2



Bedroom 3



Total area: approx. 91.2 sq. metres (982.0 sq. feet)

For illustrative purposes 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 12/10/2023.

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