

## Windermere

**Offers Around £450,000**

Flat 1 Lipwood House, Old College Lane, Windermere, Cumbria, LA23 1BY

An immaculately presented and spacious 2 bedroomed ground floor apartment in a fantastic location being only a few minutes level walk into Windermere yet tucked away in a quiet location. The property benefits from a designated off road parking space and well maintained communal gardens. This property is an ideal weekend retreat, holiday let or indeed a low maintenance home.

### Quick Overview

- 2 bedroomed apartment
- 1 reception room and 1 bathroom
- Convenient, yet quiet location
- Communal garden
- No chain
- Close to amenities, transport and schools
- Immaculately presented
- Ideal home, 2nd home or holiday let
- Allocated parking space
- \*Superfast Fibre Broadband available



2



1



1



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Superfast  
Fibre  
Broadband



Allocated  
Parking

Property Reference: W6052



Open plan living room/kitchen



Open plan living room/kitchen



Open plan living room/kitchen



Open plan living room/kitchen

**Description:** An immaculately presented and spacious 2 bed roomed ground floor apartment in a fantastic location being only a few minutes level walk into Windermere yet tucked away in a quiet location. The property benefits from a designated off road parking space and well maintained communal gardens. This property is an ideal weekend retreat, holiday let or indeed a low maintenance home.

**Location:** Located on Old College Lane which is only a stones throw away from the village centre on a small private lane which gives the best of both worlds being in a quiet yet central location.

Old College Lane is accessed off Ellerthwaite Square in Windermere (The lane to the side of Hackney & Leigh's offices). Proceed down the lane for a few hundred meters and Lipwood can be found on the right hand side.

Designated parking is found for each flat in the gravelled parking area.

**Property Overview:** Lipwood is a fine traditional Lakeland building set in an enviable location within Windermere. The entire property was extensively refurbished in 2020 and now is 6 exclusive, luxury apartments.

The apartment has a spacious open plan living room and kitchen with high ceiling, which makes this a superb light and airy room along with a dining area which looks out onto the communal grounds. A log burning stove compliments this room ideal for cosy nights in. In the kitchen all the appliances are integrated and consist of Lamona electric oven and Bosh Induction Hob with extractor over. Lamona slimline dishwasher and integrated fridge/freezer. There are two good sized bedrooms, with bedroom 1 having an ornate fireplace with marble hearth and surround and a modern house bathroom having WC, bath with shower over and inset sink and vanity unit. There is also room in the bathroom to store coats and shoes. This property is ready for the new owners to start enjoying immediately.

Outside is an allocated parking space for Flat 1 and communal gardens.

**Accommodation with approximate measurements:**

**Shared entrance hall**

**Hallway**

Built in cupboard housing the Vaillant boiler.

### Open plan living room/kitchen

16' 1" x 15' 0" (4.9m x 4.57m)

### Bedroom 1

16' 5" into bay x 14' 0" max (5m x 4.27m)

### Bedroom 2

12' 6" x 8' 4" (3.81m x 2.54m)

### Bathroom

#### Property Information:

**Outside:** Allocated parking for 1 car and communal grounds.

**Services:** Mains gas, electric, water and drainage connected. Gas fired central heating to radiators.

**Tenure:** Long leasehold of 999 years from the 1st August 2020. Each flat owner becomes a part owner of the management company who own the freehold. The maintenance of the building including building insurance is shared between the flat owners. No.1 pays £600.00 per quarter for 2023/24. This includes gardening, waste disposal, window cleaning and insurance.

**Business Rates:** Rateable value of £2400 with the amount payable of £1,176 for 2023/24. Small business rates relief may apply for new businesses/single premises, please contact Westmorland and Furness Council for further information.

**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:** //poster.efficient.extend

**Notes:** \*Checked on <https://www.openreach.com/> 27th February 2024 - not verified.

**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).



Bedroom 1



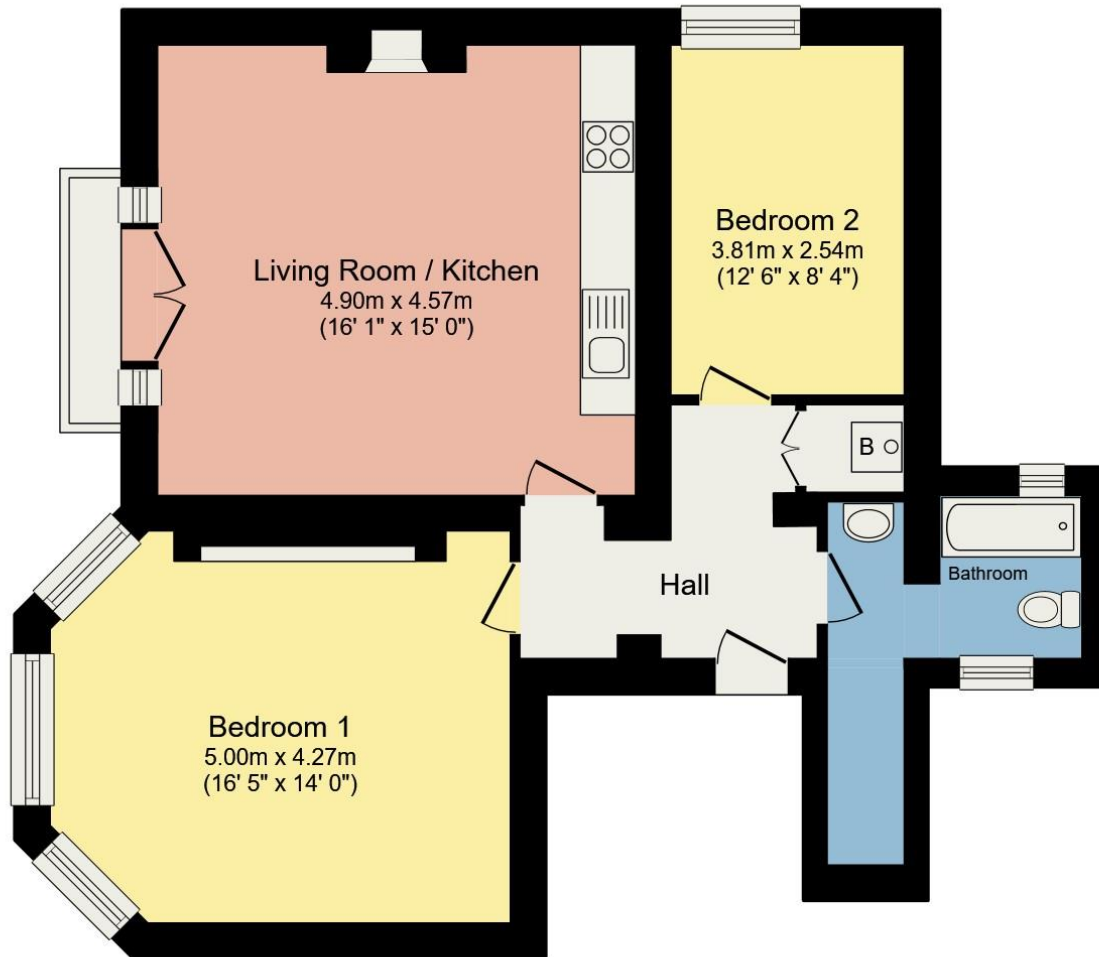
Bedroom 2



Communal gardens



Allocated parking



**Total floor area 74.0 m<sup>2</sup> (797 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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 30/04/2024.