



Windermere Marina

£540,000

3 Windward Way
Windermere Marina
Bowness
Cumbria
LA23 3BF

Enjoying an excellent location within the exclusive Windermere Marina, a 3 bedroomed (all en-suite), 3 storey house offering beautifully presented spacious accommodation with large seating terrace and balcony overlooking the marina and garage with parking. Suitable for either permanent living or holiday/investment use.

This popular development is located on Lake Windermere in the heart of the Lake District enjoying on-site facilities and only a short walk away from the bustling village of Bowness with it's many shops, restaurants and bars.

Property Ref: W5577

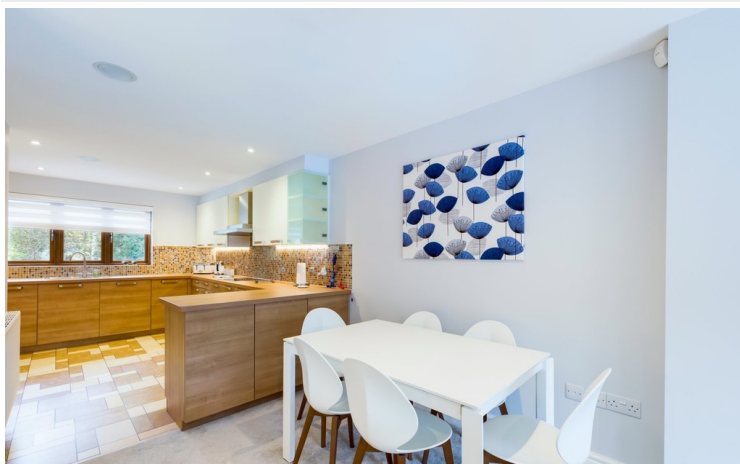




Kitchen



Kitchen/Living Area



Kitchen/Living Area

Description: 3 Windward Way forms part of phase 1 of a 3 part development within the marina. Originally developed in the 1960's the site was enlarged in the 1980's and further developed with the Windward Way properties in 2004 - 2005 in conjunction with renowned local builders Robert Hughes Ltd. And is undergoing a further redevelopment at the moment of the 1980's phase.

No. 3 Windward way is a 3 storey house, beautifully presented and upgraded with high quality fittings and in recent years has been fitted with bespoke Luxaflex Pirouette remote control blinds, NEST heating system and built in speakers within the ceilings in most of the rooms. The ground floor benefits from internal access from the hallway to the spacious garage with power points and plumbing for a washing machine, a large ground floor bedroom with en-suite and sliding patio doors leading onto a timber decked veranda overlooking the marina. The first floor consists of a cloakroom with WC and spacious open plan living area with kitchen, all completed to very high standards with access onto the composite decked balcony over looking the marina via sliding patio doors. The second floor benefits from a further two large double bedrooms both complete with en-suite bath and shower rooms. The property benefits from gas fired central heating via radiators and also wood framed double glazing.

The shared facilities of the site are all around with a pretty beach front across the lane to the boathouse restaurant being directly opposite, on the other side of the marina. Full facilities for the marina including the availability of moorings can be found on the website www.windmeremarinavillage.co.uk

For a Viewing Call 015394 44461



Living Area

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 into Windermere Marina, bear immediately right at the reception following the road around the end of the terraces and No. 3 can be found in the last block of properties on the far right hand side. The property has a private parking space to front.

New arrivals on site will need to report to reception gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

Accommodation: (with approximate measurements):

Ground Floor

Entrance Hall Click vinyl wood effect flooring, staircase to first floor, large under stairs cupboard with connectivity hub for home entertainment, access to garage, alarm system, access to bedroom 1 with en-suite and access to ground floor outside space.

Garage 18' 6" x 11' 3" (5.64m x 3.43m) Electrically operated garage door, house access, painted concrete floor, plumbing for washing machine and space for dryer, power points, plumbing, drainage and strip lights.

Bedroom 1 20' 4" x 18' (6.2m x 5.49m) Patio doors and window with electric Luxaflex Pirouette blinds, leading to timber decked terrace seating area over looking the marina and surrounding woodland.

En-Suite Shower Room Tiled floor, tiled walls, electric and plumbed in heated towel rail, electric underfloor heating, shaver socket, mirror and mirrored cabinet, mirrored glass vanity lights, wash basin, walk in cubicle shower.



Living Area/Kitchen



Living Area



Bedroom 1



Bedroom 1 En-Suite



Bedroom 1

First Floor

Landing Access to cloakroom, open plan living area and kitchen with balcony and the second floor.

Cloakroom Part tiled walls, wash basin, shaver socket and vanity light.

Kitchen (Open Plan) 15' 0" x 11' 4" (4.57m x 3.45m) Tiled floor, integrated Neff appliances including combination microwave, oven and grill, dishwasher, induction hob with extractor hood. Built in fridge and freezer, built in wall and base units, inset stainless steel sink, electric blind, TV aerial, phone socket.

Living Room 21'0 x 18'0 (6.4m x 5.49m) Lutron dimmable lighting, LED ceiling and wall lights, built in ceiling speakers and sliding patio doors with electric blinds, leading to large composite decked balcony with views over the marina and surrounding woodland.

Second Floor

Bedroom 2 18' 8" Max x 18' 0" Inc. En-suite (5.69m x 5.49m) Window with views over the marina and surrounding woodland, plus Velux window, built in ceiling speakers, gas fired central heating, en-suite bathroom.

En-Suite Tiled walls and floor, electric and plumbed in ladder heated towel rail, wash basin, shower over bath with glass screen, extractor fan.

Bedroom 3 18' 4" max x 14' 5" inc. en-suite (5.59m x 4.39m) Carpet flooring, integrated ceiling speakers, boiler cupboard containing Valliant boiler and immersion tank.

En-Suite Tiled walls, tiled floor, wash basin, large walk in shower, electric and plumbed in heated ladder towel rail, WC, vanity light.

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Bedroom 2



Bedroom 3



Bedroom 2



Bedroom 2 En-Suite

Outside: Two balconies one decked with timber and the other with composite decking on the first floor.

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

Council Tax: South Lakeland District Council Band F

Tenure: Leasehold, for the remainder of a 250 year lease from 2005. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas on the site and this is in the region of £1611.00 2020/21. Insurance is separately arranged and available under the Flood Re scheme - <http://www.floodre.co.uk>

Viewings: Strictly by appointment with Hackney & Leigh Windermere (015394) 44461.

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

In 2009 and December 2015, unprecedented amounts of water came into the development by the lake rising to historically high levels and unfortunately entered the property. Modifications have been made to reduce the impact of similar water ingress in the future and we believe the environment agency is monitoring and controlling the lake level more accurately now. Further details to be obtained from the office.



Bedroom 3 En-Suite

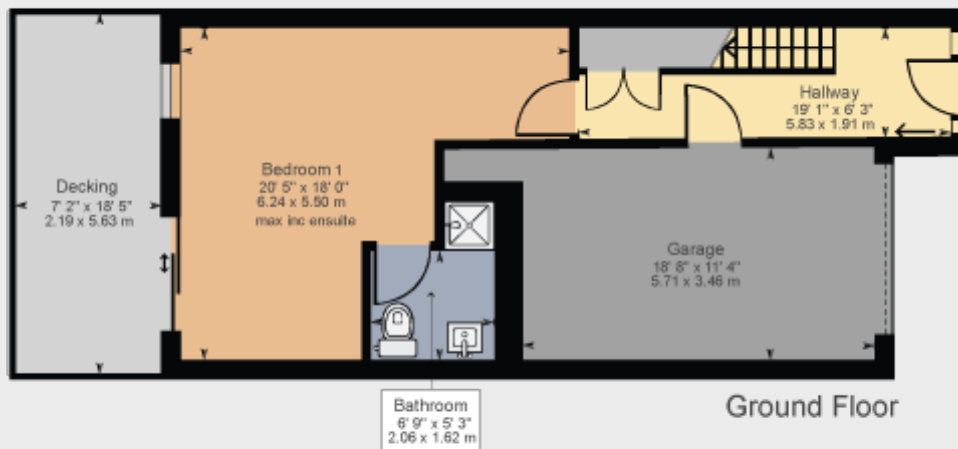
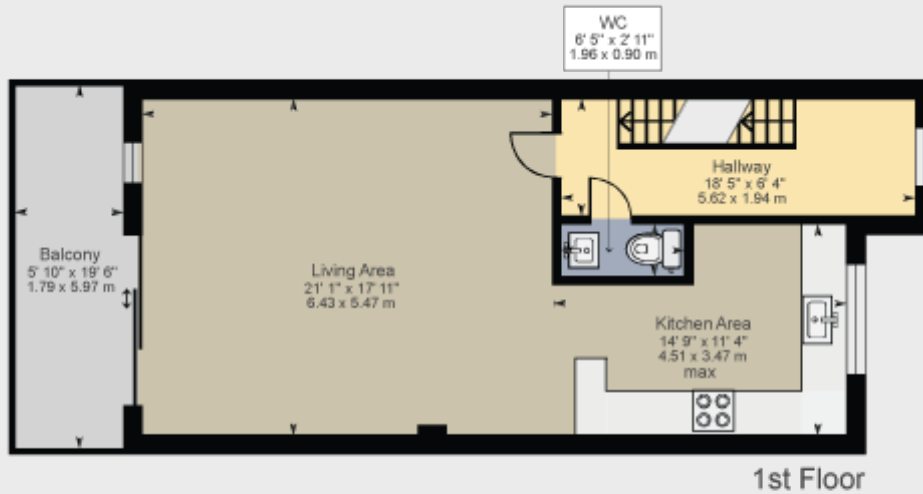
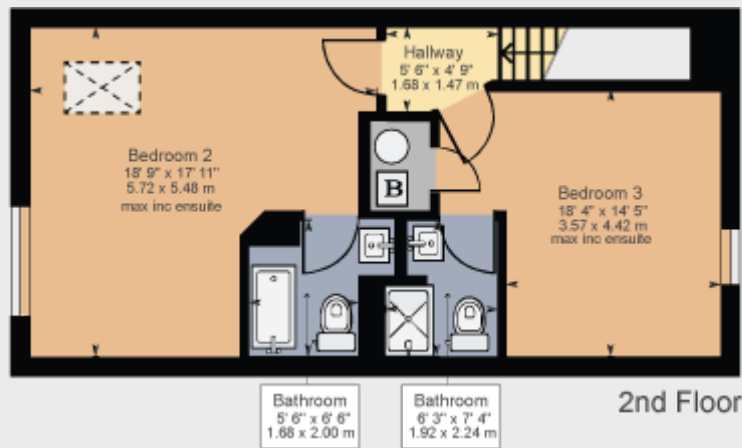
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Front Elevation



Balcony



Approximate net internal area: 1698.85 ft² (2167.02 ft²) / 157.83 m² (201.32 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. Powered by Giraffe360

A thought from the owners... "We have really enjoyed sitting on the balcony with a glass of wine watching the world go by. The house makes a great base for boating, walking and cycling".

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.