



Ambleside

£375,000

High Pike, 20 The Lakelands , Lower Gale, Ambleside, Cumbria, LA22 0BD

Enjoying superb panoramic views of the beautiful Lakeland fells which surround Ambleside, this superbly placed 1 bedroomed apartment has 2 bathrooms and can comfortably accommodate 4 in well-balanced accommodation.

Just a short stroll from the village centre this lovely apartment is the perfect lock up and leave retreat or holiday let. The sitting room (complete with a discreet fold down bed), the double bedroom and the quiet patio all enjoy those superb views.

Quick Overview

- Delightful one bedroomed, two bathroomed ground floor apartment
- Easily accommodates four people
- Beautiful panoramic fell views from property
- Use of patio area with stunning views
- Successful holiday let
- Lakeland walks from the doorstep
- Close to all village amenities
- No chain
- Allocated parking space
- Ultrafast 1000Mbps Broadband*



1



2



1



D



Ultrafast
Broadband



Allocated Parking
Space

Property Reference: AM4036



Lounge



Lounge



Dining Area



Kitchen

Location The Lakelands occupies an elevated position above the village of Ambleside and enjoys breathtaking panoramic views across Loughrigg to the west and up to Fairfield in the north. By car, take Lake Road out of Ambleside turning left on to Old Lake Road and then left again into Low Gale continuing up to Lower Gale where The Lakelands development can be found on the left hand side. There is a car parking space allocated to this apartment here and lift access to all floors. There is an alternative pedestrian short cut access which is available from the centre of Ambleside in the market square behind the former Barclays Bank.

What3Words ///perch.storming.slang

Description This eye-catching building occupies an elevated position overlooking Ambleside and enjoys the most superb panoramic mountain views sweeping around from the south of Loughrigg, to the high fells of the Fairfield Horseshoe in the north.

Being on the ground floor, the apartment sitting room opens out onto a beautiful patio area with breath-taking views over the village to the surrounding fells from the double glazed sliding patio doors. There is a cleverly concealed fold down double bed enabling the apartment to comfortably sleep four. The kitchen is fitted with a contemporary range of wall and base units with working surfaces incorporating a stylish sink unit with a mixer tap and having integrated Bosch appliances including an oven, microwave, automatic washer/dryer, undercounter fridge and freezer. Additionally there is a Zanussi dishwasher, and a Lamona ceramic hob with extractor hood over. The built in cupboard houses a Copperform hot water cylinder. The bedroom with its large picture window allows simply superb panoramic views of the Lakeland fells, and features a built-in headboard and bedside cabinets with a matching dressing table. There are double doors linking to the living room, and this bedroom enjoys its own stylish en-suite shower room including a Mira thermostatic shower, with fabulous wardrobe and storage facilities. The second bathroom includes a three piece suite comprising a panel bath with Mira shower over, wash hand basin set above a vanity style drawer unit, and a WC. Both the ensuite shower room and bathroom benefit from tiling to walls and floors and have underfloor heating (a treat for bare feet), illuminated sensor mirrors and heated ladder style towel rail/ radiators.

A reserved car parking space, lift access and communal gardens all add up to create a delightful lock up and leave retreat or holiday let in this beautiful part of the Lake District National Park.

Accommodation (with approximate dimensions)

Entrance Hall

Lounge/Diner 21' 4" x 11' 9" (6.51m x 3.58m)

Kitchen 11' 9" x 8' 5" (3.57m x 2.57m)

Bedroom 13' 5" x 11' 8" (4.10m x 3.56m)

En-Suite Shower Room

House Bathroom

Outside There are communal gardens and an allocated parking space.

Property Information

Services The property is connected to mains electricity, water and drainage.

Business Rates High Pike has a rateable value of £2,000 with the amount payable to Westmorland and Furness District Council for 2024/25 being £998. Small Business Rate Relief may be available and is enjoyed by the current owners.

Tenure Leasehold. The apartment is understood to be Leasehold with a 999 year Lease which commenced in 1989.

Management The purchaser will become a shareholder in Ambleside Overview Limited (the Management Company set up to run the affairs of this purpose built development).

The Annual Fee for 2024 is £3,000. This includes the repair and maintenance of the main building, communal areas, the lift, administration fees, gardening, broadband and buildings insurance. Ambleside Overview Limited owns the Freehold and the owners of the 17 individual properties each hold one share in the company. We understand that additionally there is an annual contribution of £300 per annum to the already established sinking fund.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

Guest Reviews Take a look at the glowing reviews from the Visitor Guest Book at this property.

"Very comfortable stay - thank you. An extremely well equipped and cosy apartment"

"A lovely well appointed apartment - spacious and well equipped. Ideal location"

"Our 5th visit! Such a lovely apartment!"

Anti-Money Laundering Regulations (AML) 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



Bathroom

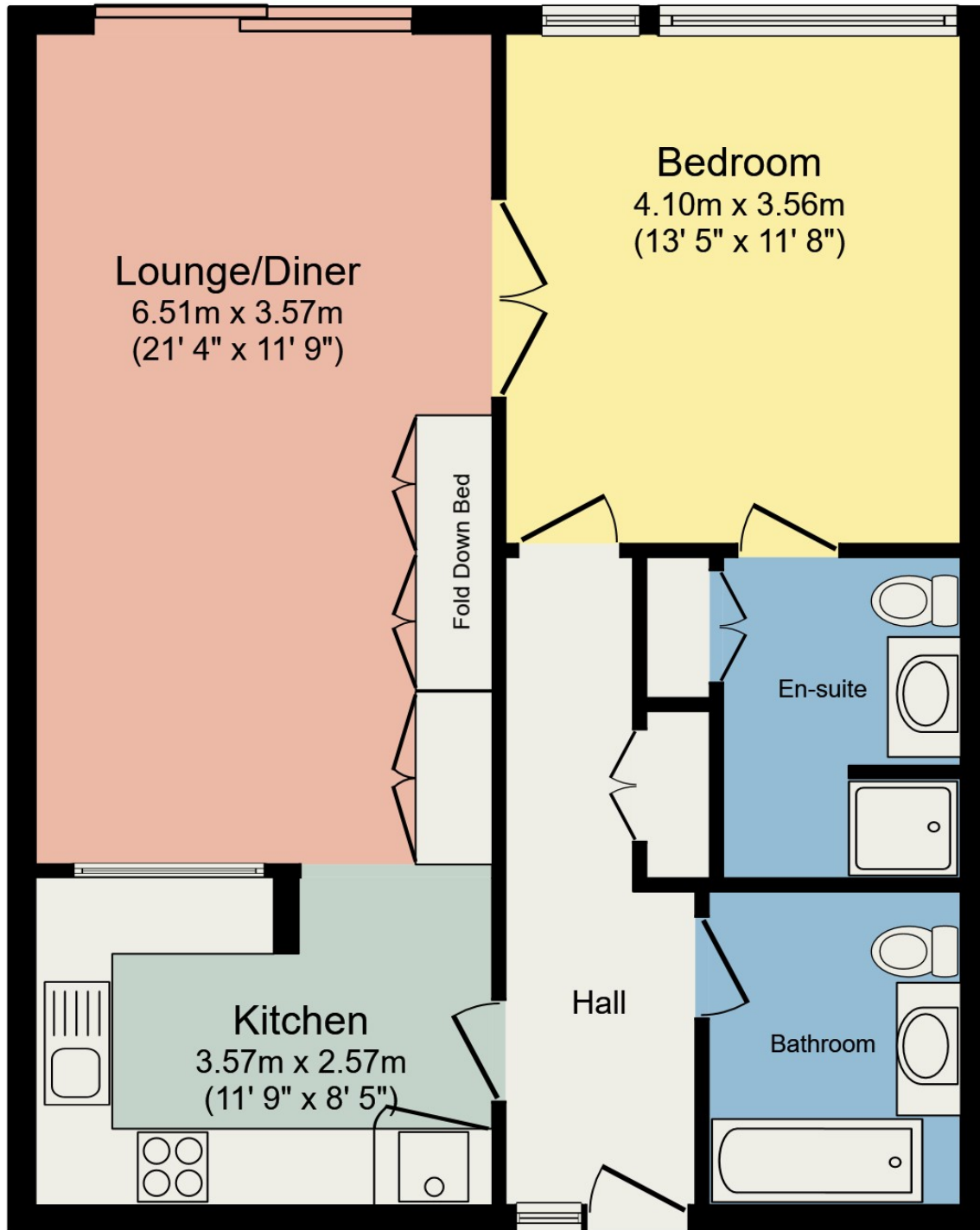


View from Patio



The Lakelands

Lower Gale, Ambleside



Ground Floor

Total floor area 66.4 m² (714 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 04/04/2024.

Request a Viewing Online or Call 015394 32800