



## Ambleside

£300,000

2 West Tweenways, Wansfell Road, Ambleside,  
Cumbria, LA22 0EG

Being one of just three apartments in this attractive stone building. Perfect as an easily managed bolt hole or holiday let, or even a first time home this splendidly placed ground floor apartment is immaculate and includes a shared porch, open plan living space with fitted kitchen units, contemporary ensuite double bedroom with fabulous fell views, shared cellar, car parking and garden, all just a short stroll from the heart of Ambleside.

### Quick Overview

Immaculate one bed ground floor apartment  
Stylish open plan living/ kitchen space  
Convenient central location just a short stroll  
from central Ambleside  
Fabulous views  
Ideal holiday let or lock-up-and-leave weekend  
retreat  
Leasehold  
No chain  
Gas central heating  
Shared car parking  
Superfast Broadband 80Mbps\*



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Superfast  
Broadband



Shared Car  
Parking

Property Reference: AM4055



Open Plan Kitchen Area



Open Plan Living Area



Open Plan Living Area



Open Plan Kitchen Area

**Location** 2 West Tweenways is conveniently located within a short distance of the town centre and amenities. Entering Ambleside from the direction of Windermere, continue straight ahead at the traffic lights at Waterhead along Lake Road bearing left onto the one way system which then forms Wansfell Road. Get into the right hand lane and approximately 100 yards along on the right hand side is a turning into a short private lane which gives access to the shared car parking area serving West Tweenways on the right.

**What3Words** ///cheeses.months.ladder

**Description** 2 West Tweenways is a delightful apartment located just a short stroll from the centre of Ambleside where an array of shops, cafes, highly regarded restaurants, traditional Lakeland inns and a range of cinema screens await to keep you entertained after a day on the fells or lakes. Being just one of three in this attractive Lakeland stone and slate building believed to date back to the 1800's, this ground floor apartment really is something special and offers a superb opportunity for anyone seeking an affordable weekend retreat, holiday letting, or indeed an investment for long term residential letting, or simply as a conveniently placed home.

The stylish and welcoming accommodation includes an immaculate open plan living area with beautiful exposed timber beam above what would have once been an open fire place. This area just in front is now cleverly utilised as a cosy dining area. A shelved alcove with cupboard beneath provides useful storage space. The contemporary kitchen area is part tiled and fitted with wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer, a Samsung four ring ceramic hob set above a recently installed Samsung electric oven both with Hotpoint extractor hood over, and a Lamona undercounter fridge. Additionally there is a useful walk in pantry being shelved and having both power and light points as well as a store which has plumbing for an automatic washing machine.

The double bedroom is bright and airy benefiting from mirrored floor to ceiling integrated wardrobe and benefits from a modern en suite shower room with powerful, instant hot water. The three piece suite comprises a Mira shower, wash basin set above a vanity style cupboard unit and WC. Also having a heated towel rail, and tiled under-floor heating.

There is a shared cellar with 3 West Tweenways whilst outside the pretty little garden is communal and there are two car parking spaces on the private road which are also shared.

#### **Accommodation (with approximate dimensions)**

**Communal Entrance Porch** This communal entrance porch is shared with Flat 3, and has an internal door providing access to the cellar (for meter reading access only).

**Open Plan Living Area** 15' 1" x 12' 0" (4.62m x 3.68m)

**Living/Dining Area**

**Kitchen**

**Bedroom** 9' 10" x 8' 9" (3.00m x 2.69m)

**Ensuite Shower Room** Housing the Worcester gas central heating boiler.

**Cellar** Accessed via the communal hallway the cellar has a good head height and is well proportioned.

Note The utility meters etc for other apartments are located here, with associated rights of access.

### Outside

**Parking** There is an off road shared parking area for two vehicles on the private road.

### Property Information

**Business Rates** The property has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

**Tenure** The property is Leasehold. The property is held on a rent of £5 pa for the residue of a 999 year lease from 1st January 1985. The three owners of the apartments here form the West Tweenways Management Company. The service charge for this flat for 2024 is £30. 25% of the overall costs are apportioned to number 3, 30% to number 2 and 45% to number 1.

**Services** The property is connected to mains electricity, water and drainage. Double glazing and gas central heating to radiators.

**Note** It is a stipulation of the lease that there are to be no pets which may cause a nuisance at this property.

**Ideal Holiday Letting Opportunity** Herdwick Heft - Holiday Cottage in the Lake District  
<https://herdwickheft.co.uk/>

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

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**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 1



Bedroom 1



Shower Room

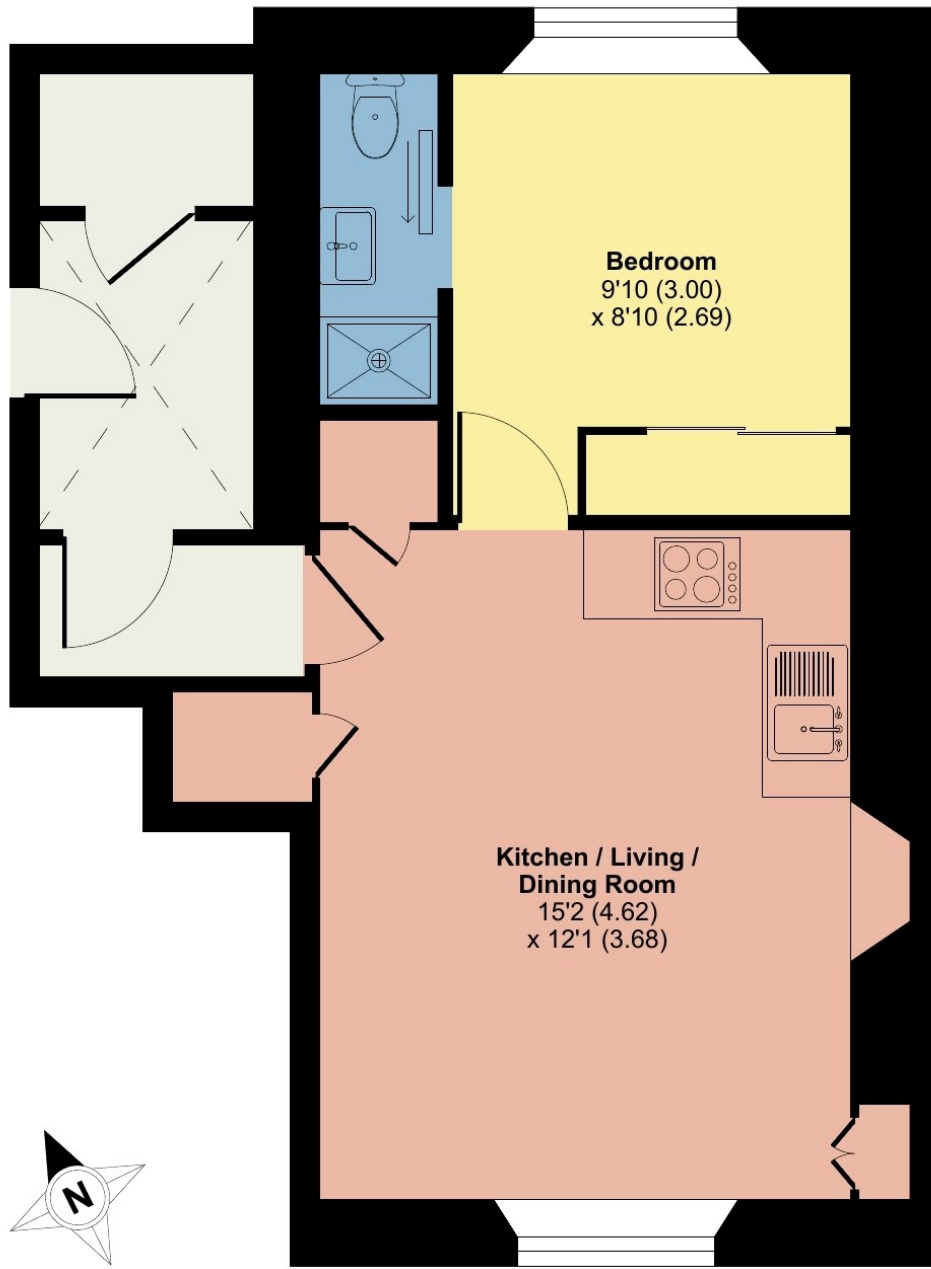


View

# 2 West Tweenways, Wansfell Road, Ambleside, LA22

Approximate Area = 402 sq ft / 37.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1129810

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