



Ambleside

£350,000

13 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 bright double bedrooms
- Fitted kitchen and luxury modern bathroom
- Ideal home, holiday let or long term let
- Private patio
- Well maintained communal grounds
- Short walk to Ambleside amenities
- Gas central heating
- Allocated car parking space
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Allocated parking

Property Reference: AM4116



Sitting Area



Sitting Area



Dining Area



Open Plan Living Space

Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has ample space for wet coats, muddy boots and soggy dogs. The rest of the accommodation includes a bright open plan living/dining area having space to sit, dine and relax with family and friends. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two bright and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator ensuring warm towels are to hand.

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet very convenient within walking distance of the centre of Ambleside and all it has to offer. A unique opportunity not to be missed.

Location Just a short walk to the centre of Ambleside which offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland inns, not to mention a surprising selection of cinema screens. There are excellent recreational facilities including parks, tennis and crazy golf. Not forgetting that you can hike any of the surrounding fells or amble down to the lake shore.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space 21' 5" x 15' 10" (6.53m x 4.83m)

Inner Hallway

Bedroom 1 15' 6" x 9' 6" (4.73m x 2.92m)

Bedroom 2 9' 6" x 9' 5" (2.91m x 2.89m)

Bathroom

Property Information

Tenure Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2024/25 is understood to be £1,964.65. The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance.

Business Rates 13 Blue Hill has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2024/25. Small Business Rate Relief may be available.

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

Broadband Ultrafast Broadband available - Openreach and Fibribus networks.

Mobile Signal O2 limited service, 5G is predicted to be available around this location from EE outdoors only.

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

Directions From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A591) Turn left onto Old Lake Road opposite Alpkitt, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///rational.dolly.foreheads

Viewings Strictly by appointment with Hackney & Leigh.

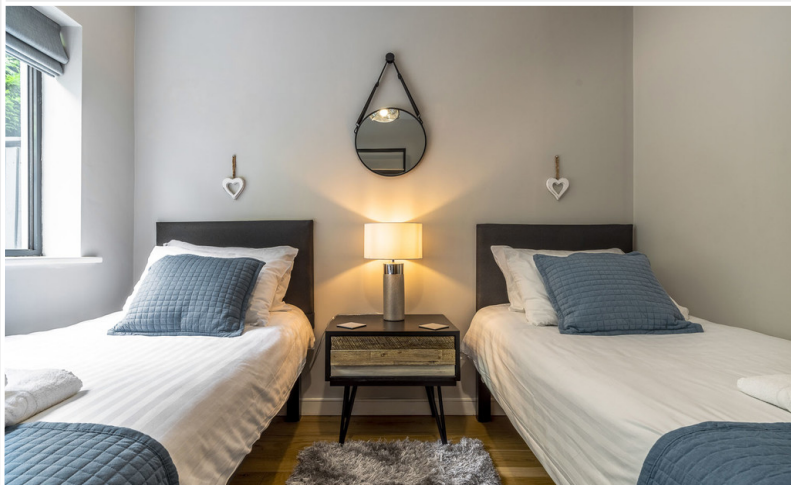
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Contemporary Kitchen



Bedroom 1

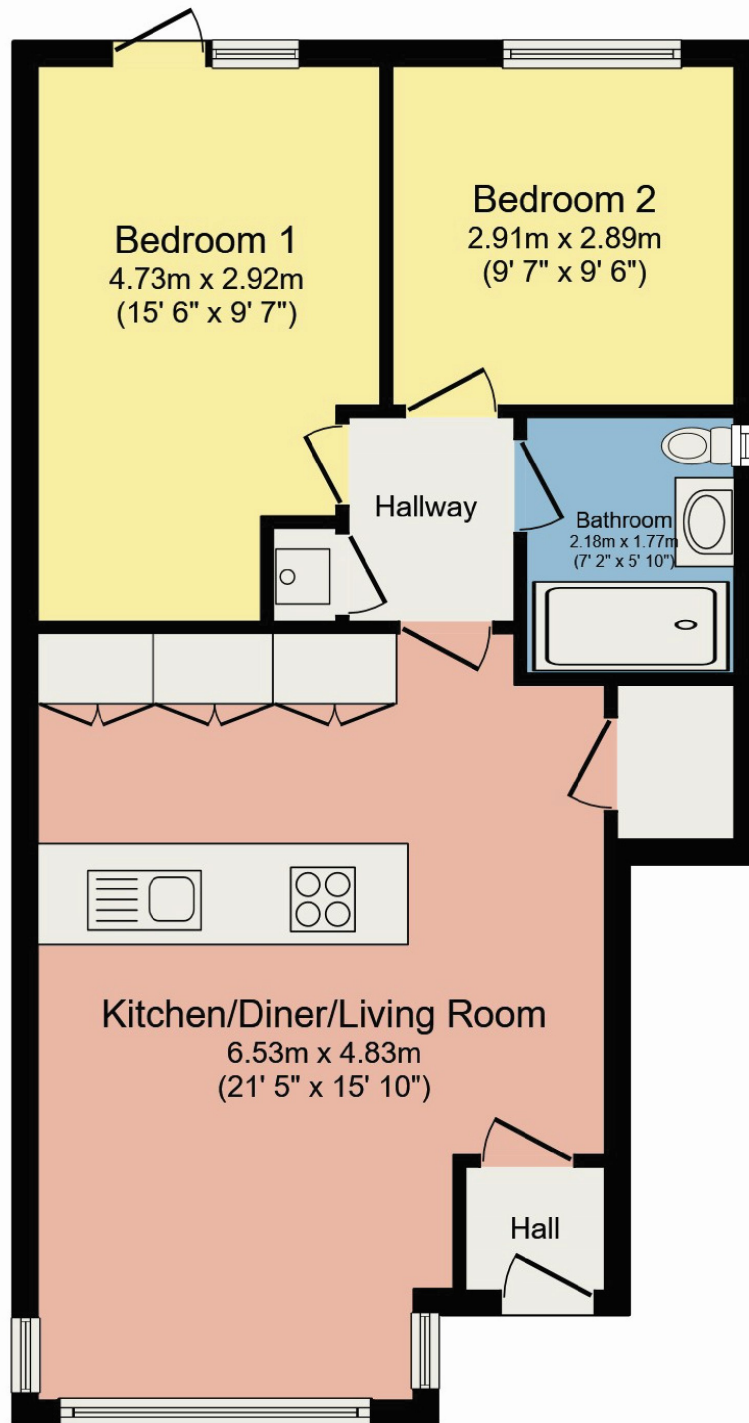


Bedroom 2



Stylish Bathroom

Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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

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