

# Ambleside

**£565,000**

18 Romney Grange, Waterhead, Ambleside, Cumbria, LA22 0HD

A spacious top floor apartment with extensive breath taking views of Lake Windermere and the surrounding fells, with superb bay fronted sitting room and private balcony - perfect luxury!

Welcoming and elegant having a separate dining room, stylish fitted kitchen, two double en suite bedrooms, and a utility cloakroom, not forgetting two covered car parking spaces all just a short level stroll from central Ambleside.

A rather special permanent home, holiday let or a weekend retreat idyllically located in two acres of beautifully maintained communal grounds.

## Quick Overview

Breathtaking views of Lake Windermere and the surrounding fells

2 Bedroomed/2 bathroomed top floor apartment

Bay fronted sitting room with private balcony

Dining room and stylish fitted kitchen

Convenient to the village centre amenities

Immaculately maintained communal gardens

Ideal luxury home, holiday let, or weekend bolthole

No chain

Parking for 2 plus visitors spaces

Superfast broadband available

Property Reference: AM4103



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Superfast  
Broadband  
Available



Dedicated parking  
for 2 vehicles





Romney Grange



Sitting Room



Bay Window in Sitting Room



Sitting Room

The apartment is arguably in one of the very best locations being situated on the top floor of the south western corner of the esteemed Romney Grange development at Waterhead development, and can be accessed either via the quiet and smooth lift or via the staircase from the communal entrance hall. There is video intercom from the communal entrance door to the apartment allowing the owners to facilitate entrance to the apartment without having to leave the property.

The private entrance hall to 18 Romney Grange is light, bright and welcoming, not to mention spacious - perfect for welcoming visitors before leading them into the stunning dual aspect bay fronted sitting room with natural light flooding in and enjoying magnificent views south and west of Lake Windermere and the surrounding fells and countryside. Patio doors lead on to a delightful private balcony, ideal for that morning coffee, or perhaps a glass of something cool in the evening whilst soaking up the views. A further focal point is an attractive marble feature fireplace - perfect for relaxing around on cooler days.

A separate dining room offers space for entertaining friends and family, once again boasting stunning lake and fell views. A glazed hatch opens from the adjoining kitchen which is part tiled and with a range of stylish (some would consider retro) wall and base units with complimentary working surfaces incorporating a bowl and a half sink unit with mixer tap. A wealth of integrated Gaggenau appliances include a 4 ring halogen hob with extractor over, oven, concealed microwave, and an automatic dishwasher. Additionally there is a Zanussi fridge freezer.

As if this were not enough, sumptuous views are enjoyed from both double bedrooms. The primary bedroom is wonderfully bright and airy with a fitted wardrobe and dressing table unit. The ensuite bathroom has tiled walls and a five piece suite comprising a panel bath, separate shower cubicle with a Mira shower and glazed door, wash hand basin set above a vanity cupboard unit, bidet and W.C.

The second bedroom also has a built in wardrobe and dressing table unit, whilst its en suite bathroom has tiled walls and a three piece suite comprising large panel bath with Mira shower over, generous pedestal wash hand basin and a WC.

Accessed from the hallway is a useful utility/cloakroom - perfect for when guests are visiting, having a wash hand basin, WC and plumbing for an automatic washing machine.

Outside there are approximately 2 acres of well tended, landscaped communal gardens with stunning views of the surrounding Lakeland scenery including Lake Windermere and it's dramatic mountain backdrop. In addition there are two allocated undercover car parking spaces and additional visitor car parking spaces should they be needed.

All a short stroll to the shore of Lake Windermere - encapsulating all that is special about the Lake District. Come and see for yourself!





Sitting Room



Fabulous Lake and Fell Views





Dining Room



Dining Room



Kitchen



Kitchen

**Location** Located close to Lake Windermere at Waterhead, and just a short level 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. You can hike any of the surrounding fells or amble down to the lake shore opposite, perhaps taking a boat to explore Lake Windermere further, or a lake cruise down to Bowness.

#### Accommodation (with approximate dimensions)

**Communal Entrance Hall** Stairs and lift access to upper floors.

**Private Entrance Hallway** 10' 6" x 9' 0" (3.2m x 2.74m) With a video intercom system.

**Sitting Room** 24' 8" x 20' 1" (7.52m x 6.12m)

**Dining Room** 15' 6" x 10' 4" (4.72m x 3.15m)

**Kitchen** 13' 1" x 9' 10" (4m x 3m)

**Bedroom 1** 16' 3" x 14' 8" (4.95m x 4.47m) including wardrobes

**En Suite Bathroom**

**Bedroom 2** 13' 8" x 13' 0" (4.17m x 3.96m) Max

**En Suite Bathroom**

**Utility/Cloakroom** 9' 4" x 4' 1" (2.84m x 1.24m)

#### Property Information

**Tenure** Leasehold for a term of 999 years commencing in 1989. We understand that the Service Charge for the year ending 31st December 2025 £4,492.68, Ground Rent is £25.00 paid annually. Services covered by the service charge include all painting, decorating and cleaning of exterior and all communal areas, gardening of communal garden areas, window cleaning, annual fire and smoke alarm maintenance, Lift maintenance, and building insurance.

Each of the owners within the development form part of The Romney Grange Management Company who own the Freehold.

**Services** There is mains water, drainage and electricity connected.

**Broadband** Superfast Broadband available - Openreach network.

**Mobile Signal** O2 and likely service, Three, EE and Vodafone limited. 5G is predicted to be available around this location from the following provider(s): EE, Three, Vodafone. Please note that this predicted 5G coverage is for outdoors only.





Bedroom 1



Stunning Fell Views





Bedroom 2



En Suite for Bedroom 1



Balcony with Incredible Views

**Directions** Leaving Ambleside on the A591 in the direction of Windermere this luxury development is found by turning left immediately before the traffic lights at Waterhead onto the private driveway. Proceed straight up the driveway and the two covered parking spaces for number 18 can be found by bearing first right and they are located at the end on the left hand side.

**What3Words** ///coining.outs.choppy

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

**Council Tax** Westmorland and Furness District Council - Band G

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

**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).



## Meet the Team

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# 18 Romney Grange, Waterhead, Ambleside, LA22

Approximate Area = 1813 sq ft / 168.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1250591

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