



## Ambleside

£365,000

3 Lakelands, Waterhead, Ambleside, Cumbria, LA22 0ET

With magnificent, uninterrupted Westerly views across Lake Windermere to the Coniston Fells beyond, this delightful two bedroom first floor apartment is in a fabulous location.

Perfect for holiday letting, or as an idyllic lock up and leave weekend retreat this easily managed lakeshore home includes shared use of a jetty and slipway, and comprises a bay fronted living room, separate kitchen, 2 double bedrooms, bathroom, private parking and a shared games room and utility room in the cellar.

### Quick Overview

Beautiful setting on the shore of Lake Windermere

First floor 2 bed apartment

Bay fronted sitting room

Breathtaking views of Lake Windermere and Lakeland fells

Convenient to the village centre amenities

Shared use of a jetty and slipway

Ideal home, holiday let, or weekend bolthole

No chain

Private garage and allocated parking space

Ultrafast broadband available



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Ultrafast  
Broadband  
Available



Garage plus  
Allocated Space

Property Reference: AM4121





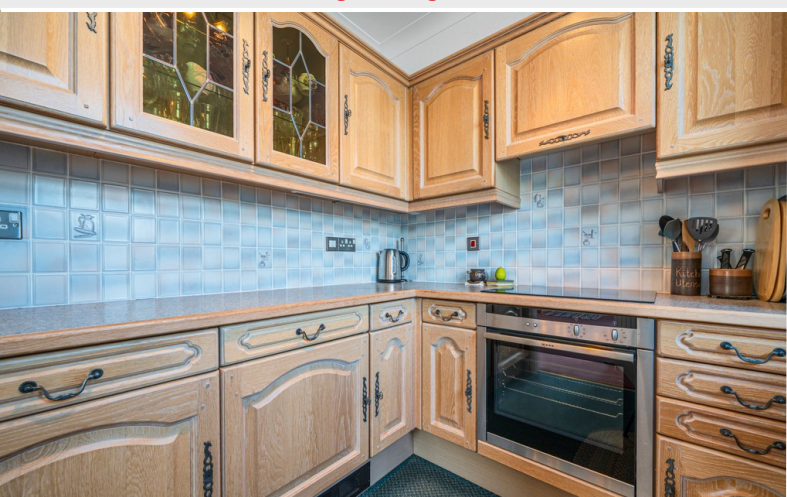
Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

Locations do not get much better than this - a hop, skip and a jump from the shore of beautiful Lake Windermere and enjoying simply wonderful views looking west across the water to the dramatic fells beyond. It is difficult to imagine any property with a better view!

Easily managed and perfect as a lock up and leave weekend retreat or holiday let this comfortable first floor apartment would equally make a rather special home. The Lakelands is entered via a communal hallway where stairs lead to the first floor, and to the lower floor cellar games room and utility area. Entering 3 Lakelands the hallway with its convenient entry phone system is spacious for storage of coats and boots, and leads through to the bright living room. Fabulous and light thanks to its dual aspect, and enjoying utterly magnificent views of Lake Windermere and the Lakeland fells beyond from the bay window. The ideal place to sit in a comfy chair enjoying a spot of people watching, or the boats bobbing on the lake. Truly an ever changing view to never tire of. With its high ceiling and coving this room has a feeling of grandeur and is perfect for relaxing in after a day on the fells.

There is a separate kitchen fitted with country style wall and base units and complementary work surfaces incorporating a sink and a half unit with drainer and mixer tap. The view from this window perhaps providing the best possible distraction from the dirty dishes. Integrated Neff appliances include a ceramic hob, set above a separate oven with an extractor over, and there is an undercounter fridge.

The main bedroom is a good sized double, it benefits from a dual aspect and enjoys lovely lake and fell views. There are fitted wardrobes as well as a unit incorporating a double bedhead and bedside cabinets. The second double bedroom also has fitted wardrobes and bedside cabinets.

The bathroom has tiled walls, and a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin, and WC.

The cellar of this impressive building have been adapted for use as a communal games room and a utility room and also provides a lockable, private store which is perfect for bikes, sailing gear etc. Outside is a patio and a small lawned area for the shared use of the owners of the apartments in Lakelands, as is the jetty and slipway which is found beyond the neighbouring YHA building to the east, which residents of The Lakelands enjoy the sole use of.

With a garage as well as a private allocated parking space - what more could you ask for?

**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 Porch** With entry phone system.

**Communal Entrance Hall** With post boxes for all flats in the



building, leading to

**Communal Hallway** Stairs leading down to the shared cellar which is a useful space shared with other residents and beyond to the Communal Games Room and Store (with a slightly restricted head height.) The communal utility/laundry is located on this lower floor also.

**First Floor - 3 Lakelands**

**Entrance Hallway** With entry phone system.

**Bay Fronted Living/Dining Room** 18' 1" x 14' 0" (5.51m into bay x 4.27m max)

**Kitchen** 7' 7" x 6' 2" (2.31m x 1.88m)

**Bedroom 1** 13' 11" x 10' 6" (4.24m x 3.2m)

**Bedroom 2** 10' 0" x 9' 1" (3.05m x 2.77m)

**Bathroom**

### Property Information

**Tenure** Leasehold for a term of 999 years from 1974. The management company holds the freehold, with the owner of Flat 3 having a one seventh share. There is a quarterly service charge of £750

**Broadband** Ultrafast broadband available - Fibrus and Openreach network.

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

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

**Directions** Lakelands enjoys a superb location close to the shore of Lake Windermere. From the village centre head as if towards Windermere on the A591. On reaching Waterhead take the right hand sliproad immediately before the traffic lights, crossing the road below and heading towards Waterhead Pier. Lakelands is situated just beyond the small retail area on your left, prior to the YHA at Waterhead.

Note - Do not follow sat nav directions.

**What3Words** ///bared.qualifier.stealthier

**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 2



Bedroom 1



View from Property

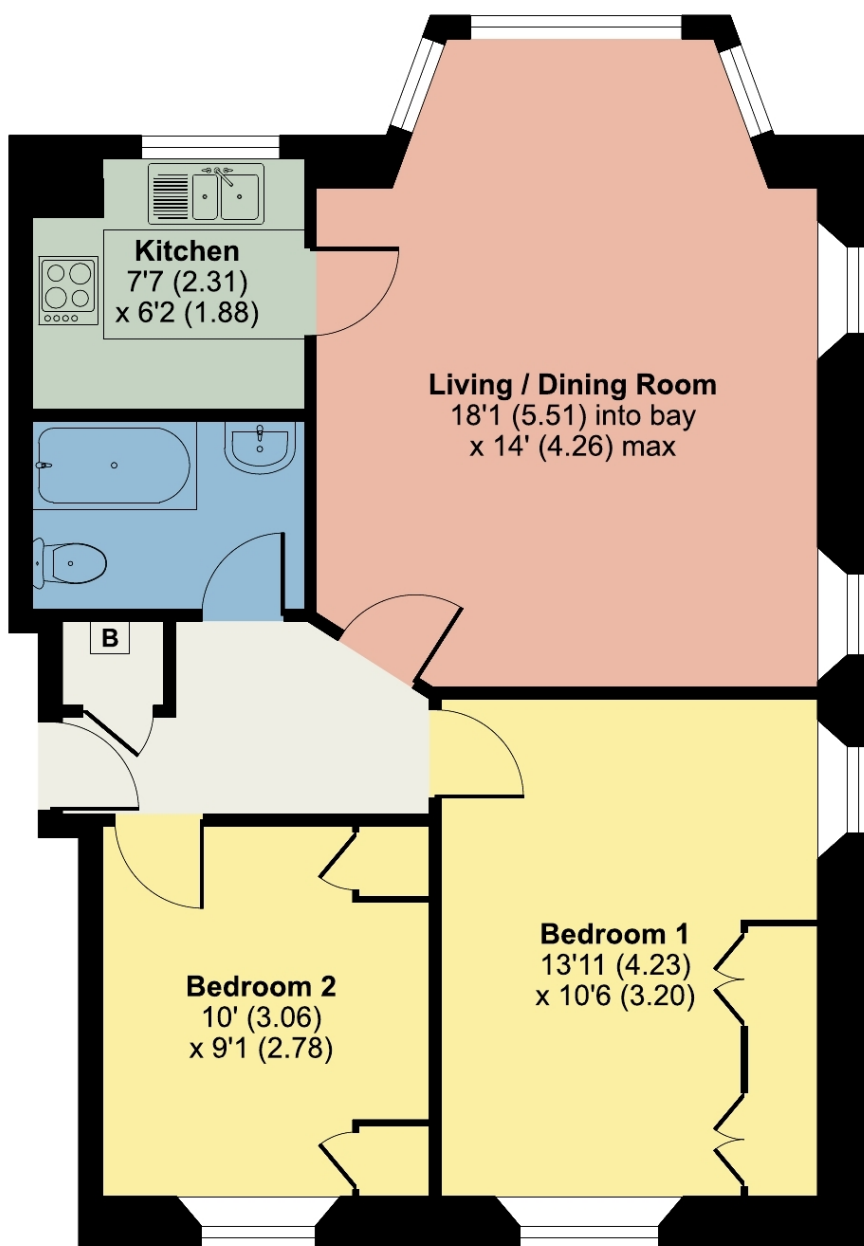


Jetty (shared use by Lakelands residents)

### 3 Lakelands, Waterhead, Ambleside, LA22

Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



#### FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1282907

**Council Tax** Westmorland and Furness district Council - Band E

**Services** Mains electricity, water and drainage are connected. Double glazing, emergency lighting, and a fire alarm system throughout the building.

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

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 02/05/2025.

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