



Ambleside

£525,000

4 Romney Grange, Ambleside, Cumbria, LA22 0HD

This superb 2 bedroomed ground floor apartment located in the prestigious Romney Grange Development at Waterhead boasts incredible views over Lake Windermere to the surrounding fells beyond, combining with bright airy and spacious accommodation - absolutely perfect whether you are seeking an idyllic permanent home, holiday let or a weekend retreat.

Quick Overview

Incredible views of Lake Windermere and the surrounding fells from every room
 2 Bedroom/2 bathroom ground floor apartment
 Contemporary dining kitchen
 Spacious patio terrace with views to Lake Windermere
 Beautifully maintained communal gardens
 Ideal luxury home, holiday let, or weekend bolthole
 Close to local amenities
 Private undercover parking
 No chain
 Superfast Broadband available

Property Reference: AM4155



2



2



1



TBC



Superfast
Broadband
Available



Private
Parking



Dining Kitchen



Dining Kitchen



Living Room



View from Patio Terrace

4 Romney Grange offers opulence and style in abundance, with high ceilings and spectacular views of Lake Windermere and the surrounding fells from every room, this splendid apartment must be viewed!

This beautiful apartment welcomes you in via the spacious entrance hall which has a useful storage cupboard and a convenient cloakroom complete with WC and wash hand basin.

Entering the elegant dual aspect living room you will notice the breathtaking views of Lake Windermere, the Langdales and Loughrigg Fell immediately. You are truly spoilt for choice when choosing an aspect from which to admire the spectacular landscape, whether it be from the dining area, living room or the integral seating in the large bay window you will be able to take in the stunning views which 4 Romney Grange has to offer. The light and airy living room allows the natural light to flood in creating a sumptuous place to relax and unwind. There is electric fire set in an attractive surround and hearth which is perfect to cosy up to in the autumnal evenings.

Patio doors from the living room allow access out on to an sensational private patio which spans the apartment giving you stunning views of Lake Windermere and surrounding fells, being a slate design and edged with decorative stones this is the ideal place to retreat or entertain whilst taking in the breathtaking landscape, there is access via a gate out on to the manicured communal gardens should you wish to stretch your legs and appreciate the outdoor space this fabulous property has to offer. The patio also has a double electrical socket and outside tap for convenience.

French doors lead you to the delightful dining area with floor to ceiling mirrored wall which creates a wonderful reflection of the lake view. This area is ideal for family gatherings or perhaps when entertaining guests!

The contemporary kitchen offers a range of wall and base units with Bosch induction hob, Bosch eye level oven, undercounter fridge and freezer, integrated dishwasher and fridge freezer. There is an inset sink and drainer finished with stylish Granite work surfaces. The walls are partly tiled and there are spotlights to the ceiling.

Leading from the internal hall, where you will find ample storage, you will discover two large ensuite and comfortable bedrooms, the master bedroom boasts views over Lake Windermere and has fitted furniture of wardrobes, bedside tables and a dressing table plus a stylish 4 piece ensuite with corner spa bath, WC, bidet, and vanity unit with wash hand basin. The room is partly tiled, has an extractor fan and spotlights to the ceiling.

The second ensuite bedroom also has views across to Lake Windermere and benefits from fitted wardrobes. The ensuite comprises of a double shower enclosure, storage cupboard WC and hand wash basin. The room is partly tiled and has spotlights to the ceiling.

Outside 4 Romney Grange in addition to the private patio there are approximately 2 acres of well tended, beautifully landscaped communal gardens with stunning views of the surrounding Lakeland scenery including Lake Windermere and it's dramatic mountain backdrop. There is one allocated undercover car parking space.

Location Situated a quarter of a mile from Borrans Park and just a short stroll from the centre of Ambleside, Romney Grange is located almost opposite the passenger jetties at Waterhead and within walking distance to the village centre amenities.

Accommodation (with approximate dimensions)

Private Entrance Hall

Cloakroom

Living Room 30' 0" x 22' 4" (9.14m x 6.81m)

Dining Kitchen 20' 7" x 15' 5" (6.27m x 4.7m)

Inner Hall

Bedroom 1 16' 4" x 13' 6" (4.98m x 4.11m) incl wardrobes
Ensuite

Bedroom 2 13' 1" x 11' 9" (3.99m x 3.58m)
Ensuite

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 is £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 services 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.

Council Tax Westmorland and Furness District Council - Band G

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

Directions Leaving Ambleside on the A591 heading south towards Windermere this luxury development is found by turning left immediately before the traffic lights at Waterhead onto the private driveway. Continue up the driveway and the covered parking is found in the lower tier and number 4's parking is located a short way on the right hand side.

What3words ///desire.replenish.lifted



Master Bedroom



Bedroom Two



View



View from Patio Terrace

4 Romney Grange, Waterhead, Ambleside, LA22

Approximate Area = 1806 sq ft / 167.7 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: 1325145

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