



Collage Gate, Windermere

- Centre of the Lake District within Windermere village
- Two double bedrooms with storage space
- Balcony with space for seating and a pleasant outlook
- Open plan living and dining room
- Allocated parking and private low maintenance garden

- Ground floor apartment with private low maintenance garden
- Double doors to a private garden with an attractive drystone wall
- Modern and contemporary fitted kitchen
- Modern newly fitted shower room
- Energy performance certificate D

Asking Price £250,000

Tenure: Leasehold

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Collage Gate, Windermere

DESCRIPTION

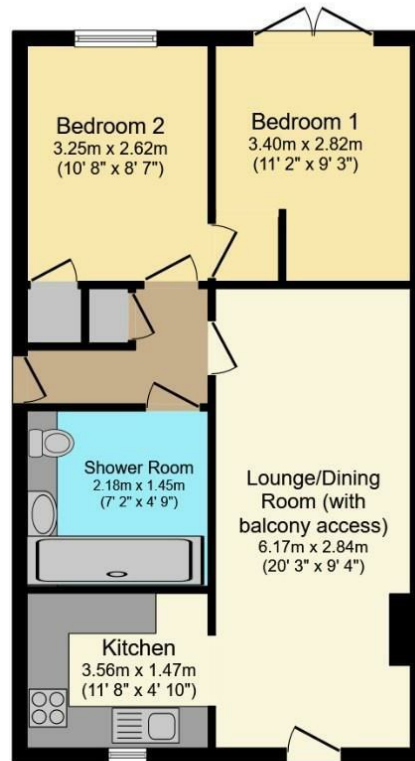
Centrally located in Windermere, convenient for the amenities available within the village, and within easy reach of the rest of the Lake District National Park and the market town of Kendal. The ground floor apartment is modern throughout, with a large open plan living/dining area and the additional benefit of having front access to a balcony, where you can enjoy the leafy outlook. The kitchen and shower room are both contemporary, having been recently replaced, there is plenty of storage, two double bedrooms, the master having double doors to a private low maintenance garden.

This contemporary apartment has allocated off road parking and a telephone entry system. The furnishings are offered for sale by further negotiation. Could be the ideal lock up and leave, second home or a holiday rental, as some of the apartments are already rented as holiday lets within the building.

The property is of leasehold ownership, on a 999 year lease with service charges currently being £900 per year, to be paid either six monthly or annually.



Council Tax: C



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		60	
		77	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

