



# 28 Windward Way

Windermere Marina Village, Bowness-on-Windermere LA23 3BF

Guide Price £550,000



# 28 Windward Way

## Windermere Marina Village

If you find being close to the water and boats is your thing- then look no further - 28 Windward Way is a luxury 3 bedroomed town house located on Windermere Marina. A beautifully presented property which offers contemporary style with living accommodation on the first and second floor's to make the most of the views over the Marina. Attention to detail has been paramount when designing this property along with luxury fixtures and fittings throughout. Offering an open plan living space with patio doors, which open up on to a large first floor balcony. A modern fitted kitchen area with all the space and appliances you would expect in a high-end property, 3 bedrooms, including the master bedroom with en-suite and two further house bathrooms. The balcony runs the full length of the front of the apartment and has a great outlook over the boats in the Marina. In addition there are two allocated parking spaces outside the property. Fixtures, fittings and furniture are available by separate negotiation.

Windermere Marina was originally developed in the 1960's and from it's humble beginnings it has improved over the years to create a thriving community in itself with moorings, boathouses, townhouses, apartments, boat sales and maintenance and the very popular Boathouse Restaurant. Windermere Marina is set in a peaceful position in the popular semi-rural area of Storrs Park being highly accessible and on the outskirts of the popular Lakeland honey pot resort of Bowness on Windermere. The property is within easy reach of, Yacht Club, Golf Club and the myriad of shops, restaurants and bars that Bowness has to offer.







### Accommodation

The front door opens into a porch area, which has plenty of room for shoes and coats. Stairs lead up to;

### First Floor Landing

Spacious landing giving access to the living area and first floor bedroom, there is also a large walk-in storage cupboard, which offers great storage. A window over looking the rear of the property.

### Open Plan Living / Kitchen

*28'1 x 19'8 (8.56m x 6.00m)*

A fantastic open plan living space, which certainly offers the Wow factor. The perfect sociable area to share with friends or family with a large lounge area with patio doors offering uninterrupted views over Windermere Marina. The balcony is of a good size, with glass balustrade around and benefits from the sun all day, the perfect spot for a morning coffee or a BBQ and a glass of wine after a busy filled day. To one side is a well equipped kitchen area, with contemporary light oak units and Neff integrated appliances including, fridge freezer, dishwasher, washer drier and microwave. There is a Neff induction hob with an extractor fan over and an oven. There is also plenty of space for a family size dining table.







### Bathroom

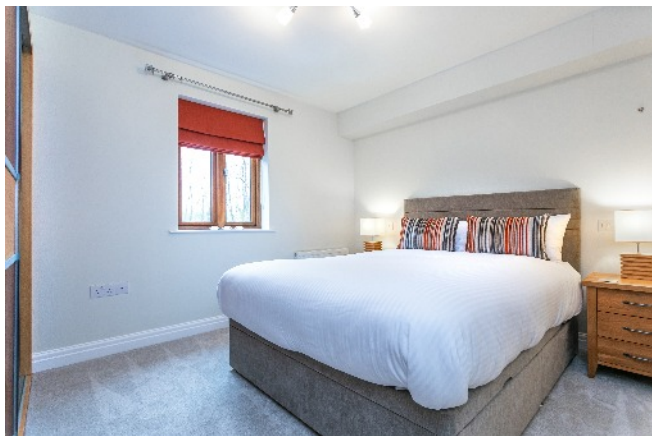
A beautiful, good sized space which has a bath with shower over, WC and hand basin. Fully tiled with a fitted mirror, towel style radiator and shaving point. Finished to a very high standard with contemporary lit panels to either side of both the mirror and bath panel.



### Master Bedroom with ensuite

*24'9 x 9'10 (7.55m x 3.00m)*

A large king size room offering ample space. Large fitted wardrobes with sliding doors. Dual aspect with two Velux windows looking onto the Marina and a further window looking out to the side of the property. The room is complemented with a beautiful en-suite shower room, with luxury fixtures and fittings.



### Bedroom Three

*11'10 x 10' (3.60 x 3.05m)*

A good sized double room located on the first floor, the smaller bedroom of the three. Large fitted wardrobes with sliding doors offering great storage.



### Ensuite Shower Room

Fully tiled to both floors and walls with a large shower cubical, WC and hand basin. Making this master suite a peaceful, private and tranquil space.

### Second Floor Landing

Stairs lead up to second floor accommodation with a further large walk in storage cupboard.



### Bedroom Two

*17'1 x 9'6 (5.20m x 2.90m)*

Currently set up as a twin room this large bedroom is again located at the front of the property with Velux windows enjoying a view over looking the Marina.



### House Bathroom

Finished with luxury fixtures and fittings and fully tiled to both floors and walls, with a large shower cubical, WC and hand basin. There is access to the under eaves storage from this shower room, this is the perfect space for storage, large enough to step into and stretches across the width of the apartment. The boiler is also located in this area.





### Outside

Outside the property there are two allocated parking spaces in addition to plenty of visitors parking opposite the property.

### Directions

From Bowness village travelling South on the A592 Newby Bridge Road, passing the turning for the car ferry, take the next right into the Windermere Marina Village, bear immediately right at reception follow the road around passing 'The Boathouse' restaurant/bar and no.28 can be found after a few hundred metres on the left, with designated parking immediately to the rear of the property.

New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

### Services

Mains gas, electric, water & drainage.

### Tenure

Leasehold, for the remainder of a 250 year lease from 2006. Service charge including ground rent for the calendar year 2023 is £1,935.62. Buildings insurance for the calendar year 2023 is £10,649.89. Due to the property suffering flooding in 2015 from Storm Desmond, there is a flood flash premium of approximately £1,200 per annum.

### Rateable Value

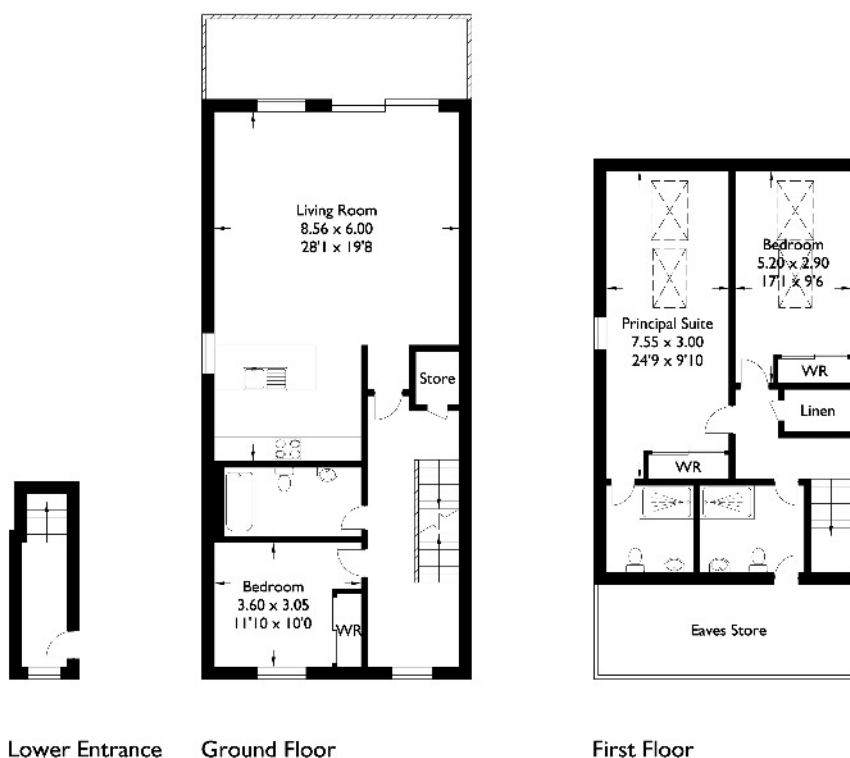
£4,350. Actual amount payable £2170.65. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333



## 28 Winward Way

Approximate Gross Internal Area : 144.73 sq m / 1557.86 sq ft

Total : 144.73 sq m / 1557.86 sq ft



Lower Entrance

Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	80   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.