



Flat 1

12 Church Street, Windermere, LA23 1AQ

Guide Price £210,000

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

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12 Church Street is nestled in the heart of Windermere, a captivating three storey terrace at the rear with original window frontage reflected on the front converted several years ago from an office building now featuring three unique one bedroom apartments which are all successfully holiday let with Skies Holidays. What makes this property truly exceptional is its advantageous and central location, offering views over rooftops towards Claife Heights.

Windermere is renowned for its allure in the Lake District National Park, draws countless visitors throughout the seasons. Its array of shops, eateries, bars, and attractions ensure an unforgettable experience. Conveniently situated just a few minutes drive from picturesque Bowness Bay, the property caters to visitors arriving by both car and rail.

Accommodation

Step through the inviting reception entrance to the private door of No.1. At the bottom of the stairs, you'll find space for cloaks and shoes and the stairs take you up to the top floor and hallway. The open plan living space with four tall windows to three side has a fitted kitchen showcases a wooden floor and an excellent array of wall and base units, accompanied by freestanding fridge/freezer, washing machine, dishwasher, electric hob & oven. There's ample room to set up a dining table and chairs in front of one of the windows, creating a perfect social space.

The large double bedroom has a high level window and plenty of ample space for wardrobes and dressing area. The shower room features a large walk in shower with deluxe raindrop head, a heated towel rail, wash basin, and WC, boasting a single window with obscure glass and fully-tiled floors and walls.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

Store Room

To the rear of Flat 3 is an externally accessed store room offering plenty of useful space for bikes and will be shared by all 3 flats.

Outside

Public parking available on street at the front of the property.

Directions

From our Windermere Office head through the village and at the junction with the A591 (Church Street) take a right turn and the main entrance to 12 Church Street can be found on the right hand side with parking available on both sides of the road. Whatthreeords: ///toned.supplied.engrossed

Services

Mains electric, drainage & water connected. Electric heating & hot water system. All three apartments are currently metered together. Central Wifi system installed and fire alarm system installed.

Tenure

New Lease will be created with each apartment owner owning a share of the Freehold. Other details to be confirmed.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Council Tax Band

All three apartments are currently on business rates and benefit from the small business rate relief. If reverted back to council tax - band A.

