



19 Belsfield Court

Bowness-on-Windermere, LA23 3EY

Guide Price £315,000

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Bowness-on-Windermere

Opportunity to purchase 19 Belsfield Court, a luxury second floor apartment in a quiet residential block, within a stone's throw of the shores of Lake Windermere and all the amenities of Bowness centre. A modern and light apartment with clean lines and a beautiful finish. Accommodation briefly consists of two bedrooms, one bathroom, an excellent open plan living space with a well fitted kitchen as well as a balcony to enjoy the wonderful lake and fell views. There is also plenty of parking and a large garage. A lovely apartment that will suit a range of potential purchasers including investors looking for a main residence and those looking for a bolt hole/weekend retreat. Please note that this property cannot be holiday let.

Bowness-on-Windermere is one of the best known villages in the Lake District National Park, which attracts many thousands of visitors over an ever increasing season. Belsfield Court is only a few minutes walk from picturesque Bowness Bay and is ideally suited to provide accommodation for visitors being on one of the main routes into the village. For the seasoned walker the central fells, beloved by Alfred Wainwright provide an excellent variety of challenges. The many lower paths and lakeside walks offer a less energetic alternative to the fell tops while the many local attractions and country houses all add to the visitor experience.



Directions

From Windermere continue into Bowness village, down Crag Brow and across the mini roundabout. Turn next left into Kendal Road and take the next right on to Back Belsfield Road continue for about 50 yards where Belsfield Court can be found on the right hand side.

Accommodation

Communal entrance leads to the Second Floor.



Open Plan Kitchen/Dining/Living Area

19'0 x 14'7 (5.78m x 4.45m) 11'5 x 8'3 (3.48m x 2.52m)

Main door leads into a large open plan light and bright living space, with large floor to ceiling picture windows to make the most of the delightful Lake View and fells beyond. There are patio doors that open out to a private balcony with glass balustrade the perfect spot to enjoy the evening sun. In addition to the living area there is ample space for a dining table. There is modern wooden flooring, coving to the ceiling and a wall mounted electric heater. Two very handy storage cupboards, one which has shelving and a hanging rail. The Kitchen Area is fitted with wall and base units with sink and laminate work tops. There is an integrated electric oven and hob, fridge, and a compact dishwasher. Partial tiled with cushion flooring.

Door leads through to inner hallway giving access to the two bedrooms and bathroom



Bedroom One

12'2 x 9'4 (3.72m x 2.85m)

A good sized double bedroom located at the rear of the property with a fitted double wardrobe with shelving and hanging rail. A large PVC window and external door giving access to a private balcony with glass balustrade, offering pleasant views over the communal gardens.



Bedroom Two

12'1 x 9'4 (3.69m x 2.84m)

A second double bedroom which is currently used as a twin room, with a large window looking out over the communal



gardens. There is a fitted wardrobe offering handy space.

Bathroom

A modern bathroom with a three piece white suite consisting of a bath with shower over and a glass folding screen. WC and hand basin, tiled walls and floor and a ladder heated towel rail.

Integral Garage accessed from the lower level of the communal stairwell. With power and lighting, up and over door and high ceilings.

Outside

There is generous communal car park for the residents of Belsfield Court which leads off around the side of the block to the garages below. Around the development there are communal garden areas to be enjoyed by the residents of Belsfield Court.

Services

Mains water, drainage and electricity.

Tenure

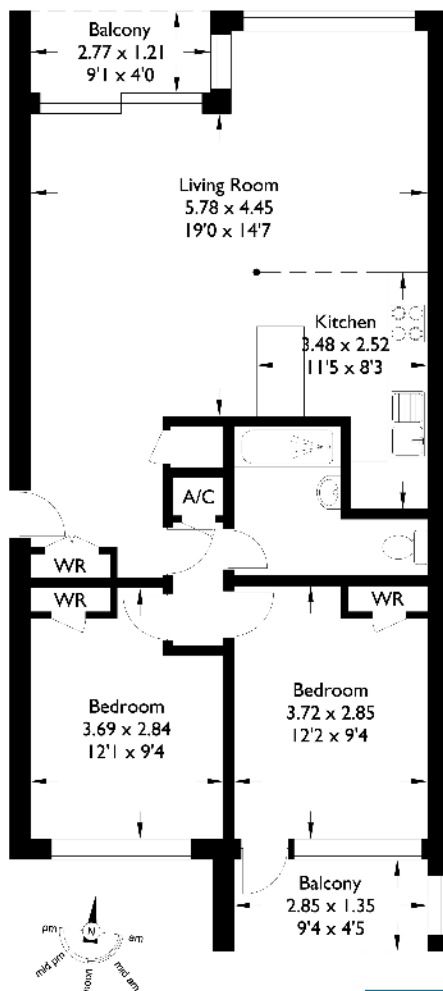
Leasehold on the remainder of a 299 year lease from 1969 with the annual service charge of £550 and a general repairs sinking fund of £450 per annum. The freehold is owned by the management company of which the flat owners are the share holders, which oversees the upkeep of the building including the communal areas, insurance etc.

Council Tax Band

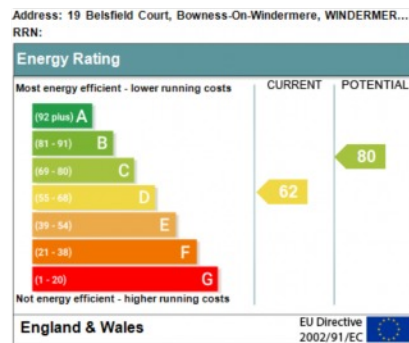
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Approximate Gross Internal Area : 65.75 sq m / 707.72 sq ft
 Total : 65.75 sq m / 707.72 sq ft



The floor plan is prepared to the best of our knowledge and belief. It is not intended to be a contract and should not be relied upon as such. The floor plan is not intended to be a contract and should not be relied upon as such.



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.

