



3 Craig Court

Craig Walk, Bowness-on-Windermere, LA23 2JU

Guide Price £275,000

3 Craig Court

Craig Walk, Bowness-on-Windermere

Sale of a well proportioned two bedroom first floor apartment enjoying beautiful views of the Langdales and surrounding fells. Comprising of a lounge, dining kitchen with balcony, two double bedrooms, modern bathroom and under built single garage with dedicated parking space and private garden. The property benefits from double glazed windows and gas fired central heating. This property will suit a range of buyers making an easily manageable first time buy, buy-to-let investment or personal weekend retreat.

Located in a popular residential area just a few minutes walking distance of Bowness and Windermere village centre convenient for a range of shops, restaurants and amenities. Occupying a superb, elevated position this first floor apartment benefits from exceptional lake and fell views and offers an ideal base to explore the beautiful Lake District National Park.



Accommodation

External stairs leading to first floor level. UPVC double glazed door into vestibule.



Lounge

A dual aspect sitting room with pleasant views to the fells from a large panoramic UPVC double glazed window. Central fireplace with gas fire having Baxi central heating back boiler and slate tiled hearth. Built in low level cupboard.



Breakfast Kitchen

Fitted with a range of modern wall and base units with laminate worktops, with inset sink unit, breakfast bar and glazed display cupboards. Gas cooker point with extractor hood over, space for fridge and freezer, plumbing for washing machine. Kitchen is finished with tiling to splashback, down lighters and laminate oak effect flooring. Dining area has ample space for a formal dining table, with sliding aluminium patio doors to:

Balcony

Large sitting/outside dining area with railings, enjoying excellent views to the Langdales, Bowfell and surrounding fells.



Hallway

Built-in store cupboard with overhead cupboards.

Bedroom One

A good sized double bedroom having two UPVC double glazed windows overlooking the rear garden and twin built in double wardrobes with cupboards over.



Bedroom Two

Second well sized double bedroom with UPVC double glazed window overlooking garden to rear.

Bathroom

Comprising a modern three piece white suite of corner bath with electric shower over, pedestal wash basin and WC. Heated towel rail, wall mounted medicine cabinet, tiled walls, inset ceiling lighting, window and built-in airing cupboard housing hot water cylinder. UPVC double glazed window.

Outside

Rear garden which is used by the residents of Craig Court, this low maintenance garden is mainly laid to beds with a variety of established shrubs with paved pathway, gravelled seating area and natural rocky outcrop.

Garage

Good sized single garage with up and over metal door, electric light and power. Dedicated parking space directly in front of the garage.

Services

Mains electricity, gas, water and drainage connected. Baxi gas central heating back boiler to radiators.

Tenure

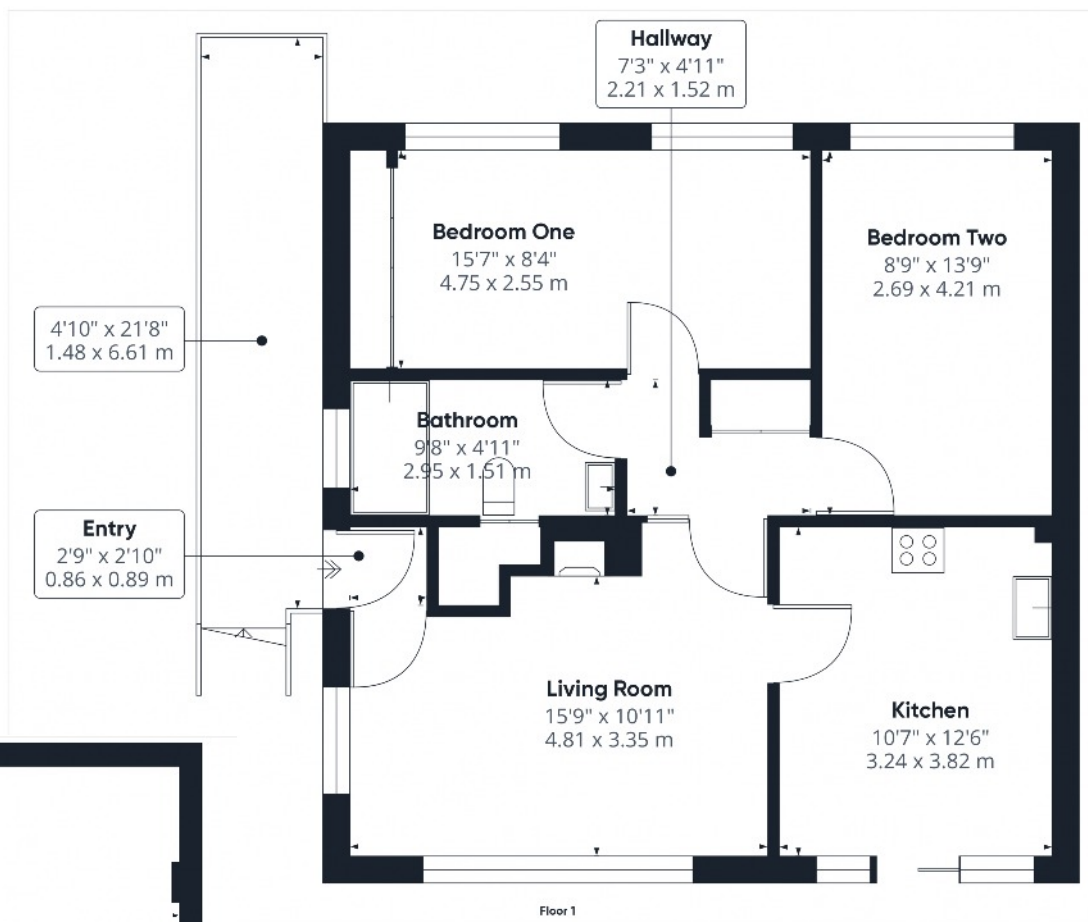
Long leasehold with a remainder of a 999 year lease which commenced in 1972 with each owner having a 1/12 share of the freehold of the site. There is service charge for the property to cover property maintenance and insurance which is currently £1,200 for 2023.

Internet Speed

Superfast speed of 51 Mbps download and for uploading 9 Mbps as per Ofcom website.

Council Tax Band

C



Approximate total area¹⁾
 698.76 ft²
 64.92 m²

1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Address: 3 Craig Court, WINDERMERE, LA23 2JU
 RRN:

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 - min) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		67	72
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			

England & Wales
 EU Directive 2002/91/EC

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.

