



125 Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £280,000

125 Craig Walk

Bowness-on-Windermere

125 Craig Walk is located on the third and fourth floors of a traditional Victorian property on lower Craig Walk. The property is a spacious two-bedroom maisonette comprising of a large open plan kitchen/dining area positioned to the front of the property with fine views and a pleasant lounge to the rear. The first floor hosts two well-proportioned double bedrooms, a bathroom and separate W.C. The property is complimented with modern fittings throughout.

Being located on Craig Walk, the property is very accessible for all amenities in the village, shops, restaurants, cinemas and bars. The Lake is only a short walk through the village to Bowness Bay and the boat landings. The property also has a pleasant outlook across the roof tops of Bowness and towards Claife Heights and the Langdale Pikes beyond.



Accommodation

Lakeland stone steps leads to the first floor communal entrance.

Entrance Hall

Open porch leading into shared hallway with a private staircase to the first floor. Staircase leads up to half landing with a rear entrance door. Large purpose built wooden walkway with access to the rear of the property.



Lounge

Good size reception room positioned to the rear of the apartment with large UPVC double glazed window with open aspect to rear. Oak flooring.



Kitchen/Dining Area

The kitchen comprises of a good range of modern wall and base units with integrated electric oven, inset gas hob with extractor fan over. Oak work surfaces incorporating Belfast sink. Additionally, there is an integrated washing machine and space for a free standing fridge/freezer.

The dining area has plenty of space for a dining table and has been also been utilised as a small study area. There is a large UPVC double glazed bay window with extensive views towards Lake Windermere and the Langdale Pikes, ceiling and wall lighting and oak flooring throughout.

First Floor Landing

Access to loft space, separate WC housing condenser boiler and storage cupboard.

Bedroom One

Comfortable size double bedroom with wardrobes, UPVC double glazed dormer window with extensive views towards Lake Windermere and the Langdale Pikes.



Bedroom Two

Good size double room with large dormer UPVC double glazed window providing a rear aspect.



Bathroom

A simply stunning bathroom with walk in tiled shower, central panelled bath and wash basin. All walls are tiled floor to ceiling. A large UPVC double glazed dormer window over bath with views towards Lake Windermere and the Langdale Pikes.

Outside

Up the first staircase is a door which gives external access to a small balcony area leading down to a communal rear door.

Directions

From our Windermere office head along Lake Road and then New Road towards Bowness-on-Windermere. After first passing the police station and Beresford Restaurant take the next left into Biskey Howe Road, continue along meeting the cross roads and take a right turn onto Craig Walk with Pikes View 125 Craig Walk being immediately on the left hand side. whatthreeords: ///grants.thrashed.striving

Services

All mains services connected. Gas central heating.

Tenure

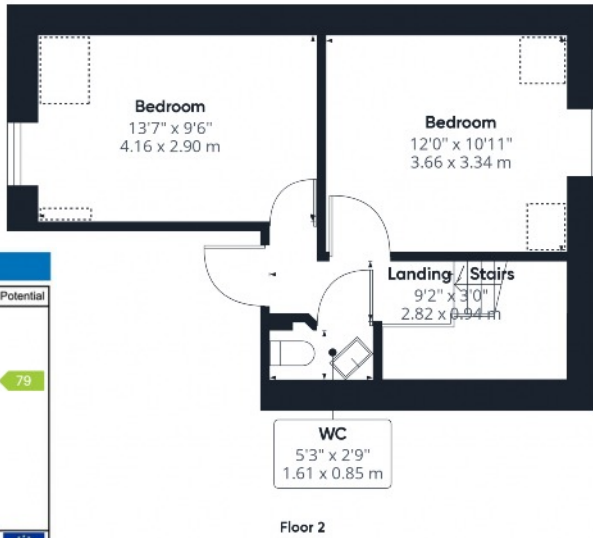
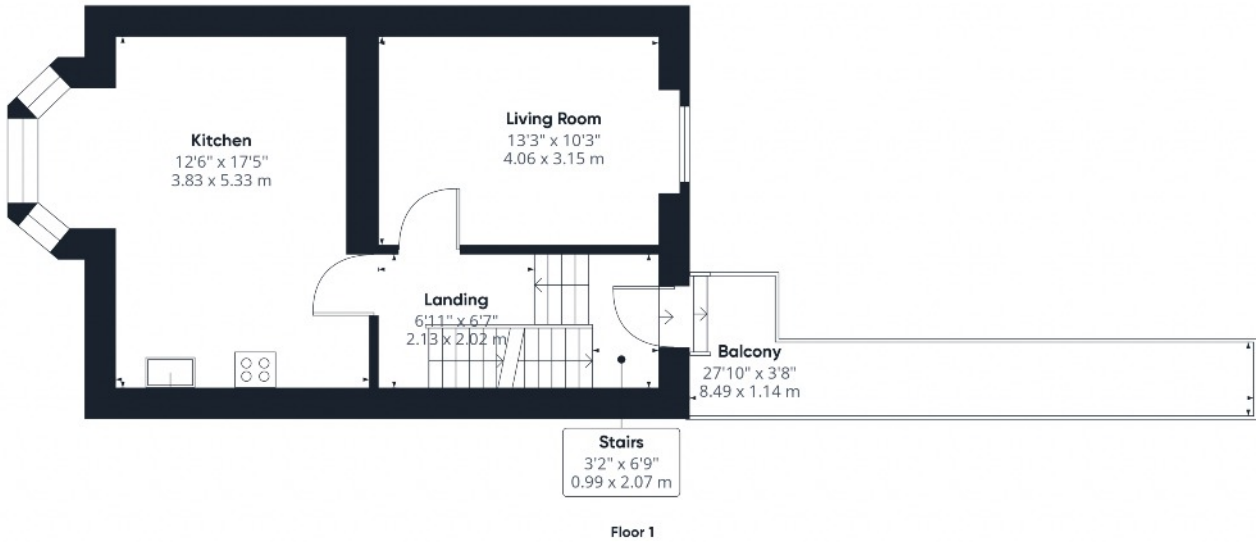
Leasehold. 999 years from 1987 with 962 years remaining. No ground rent payable.

Internet Speed

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

Council Tax Band

D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Approximate total area⁽¹⁾
 791.22 ft²
 73.51 m²

Reduced headroom
 18.94 ft²
 1.76 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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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.

