



Flat 1, 31 Main Road

Windermere, LA23 1DX

Guide Price £199,950

Flat 1, 31 Main Road

Windermere

Exceptionally centrally located and right at the heart of this busy and ever popular Lakeland village, a first floor apartment offering spacious and light accommodation that is neutrally decorated and attractively appointed making it ready for immediate occupation. With an entrance shared with one other apartment, the property offers a sociable open plan living/dining/kitchen, the kitchen having integral appliances. Two double bedrooms, a study area and a shower room. For comfort and convenience there is gas fired central heating to radiators and UPVC double glazing.

With no restrictions as to letting or ownership, it will happily suit a variety of occupiers and be suitable as a main or second home, as an investment purchase to let out or as a permanent basis.

Step out of your front door and you are right in the heart of bustling Windermere village where there are plenty of cafes, bars and restaurants, shops and local services, including doctors, dentists and opticians, super markets (Co-op, Sainsbury's and Booths) and the Post Office. There are lots of lovely walks from the apartment including Orrest Head, School Knott and Miller Ground on the shores of Lake Windermere.



Accommodation

Shared with the second floor apartment, a front door on Main Road opens to a communal staircase. On the first floor landing there's a private front door to the apartment.



Living Room

18'3 x 8'10 (5.57m x 2.69m)

The main living area is bright and sunny and overlooks Main Road. The living area has an arch through to the dining kitchen making the two open plan. With oak engineered flooring, a contemporary wall mounted electric fire, chrome socket covers and a tv/phone point. There are fell views over and beyond the properties and rooftops opposite. Arched access to:



Dining Kitchen

14'7 x 10'10 (4.45m x 3.29m)

The kitchen cupboard doors are a warm cherry wood set under laminate work surfaces. Pull out larder cupboard, glazed wall cupboards, complimentary tiled floor, black and white tiled splash back and an inset stainless steel sink unit with mixer tap. For a sleeker look, integral appliances comprise Belling stainless steel fronted cooker, four ring hob having a stainless steel fan above, fridge, freezer and Beko washer/dryer. There are chrome sockets and wall mounted spot lights.

Inner Hall

A roomy area with a chrome socket and phone point – the ideal location for a home office. Contemporary glazed panel doors provide access to the bedrooms.



Double Bedroom One

13'11 x 7'10 (3.98m x 2.40m)

Pine skirting boards, chrome sockets, spot light, contemporary panel door into shower room.

Double Bedroom Two

9'6" x 8'1" (2.89m x 2.47m)

Cupboard unit housing Vaillant combination boiler providing both central heating and hot water. Pine skirting boards, chrome sockets, panel door into shower room.

Shower Room

The shower room is a 'Jack and Jill' arrangement with doors in from both bedrooms. It is attractively fitted with shower having a modern rainfall overhead shower, vanity unit wash basin and loo. Tiled floor, part tiled walls, chrome heated towel rail, wall mirror and downlighters.

Directions

Use the postcode LA23 1DX on Sat Nav with reference to the directions below:

Walking from our Windermere office turn left and go past Sainsbury's. Cross here at the traffic lights and Number 31 is above the accountant's office opposite the garage.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators.

Tenure

Long leasehold on the balance of a 999 year which commenced in 1989 subject to a Ground Rent of £50pa. The freehold is held by Park Newton Estates.

Please note

Floor coverings, light fittings and kitchen appliances as listed are all included in the sale.

Local Authority and Council Tax band

Westmorland and Furness Council – Band B

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Approximate Total Gross Internal Area : 58.74 sq m / 632.27 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 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.

