



Flat 4, Firgarth

Ambleside Road, Windermere LA23 1EU

Guide Price £195,000

Flat 4,

Ambleside Road, Windermere

A second floor flat situated in the heart of the Lake District offering convenient access to the Lakeland villages of Windermere, Bowness, Ambleside and Troutbeck and all that they offer. In an elevated position, there are attractive views of an adjacent field to the rear and out over the road to the leafy gardens of the properties opposite.

One of a block of four properties, the property benefits from double glazed windows throughout and briefly comprises an open plan living kitchen, two good sized double bedrooms with one having an en-suite shower room and a house bathroom. There is electric heating and the benefit of one private parking space.

The property would make a great choice for a main or second home. To preserve the privacy of life in the flats, a restriction in the lease prohibits for holiday use.

On the edge of Windermere village, local facilities are conveniently within walking distance. Bowness on Windermere (1.6 miles), Ambleside (4 miles), Troutbeck (2.6miles) offer much in the way of shops and commercial premises, restaurants and cafes, cinemas, post offices, doctors and dentists. A super base for life in the Lakes or a great lock up and leave second home with direct access onto the A591, the main road running between Windermere and Ambleside and a few hundred yards from Cooks Corner roundabout which is on the junction with the A592 the road to Troutbeck and from there over Kirkstone Pass to Ullswater and Penrith. There are also bus stops on either side of the road within 100 yards.



Ground Floor

Double doors provide a shared access into the communal vestibule and hall. There is an intercom buzzer for remote access for guests.

Stepping through into the hall, there is staircase access to the

Second Floor

Hall

With Rointe heater, coat hooks and loft hatch. Two UPVC tall windows overlooking the adjacent field to the rear. Store cupboard housing the hot water storage tank with storage shelves and a further loft hatch.

Living / Kitchen

17'11 x 10' (5.46m x 3.04m)

A multipurpose room offering kitchen fittings at one end, leaving space for dining and sitting. Pleasant views from four UPVC windows on three elevations. In the kitchen end of the room there are base and wall units, a stainless steel sink unit with mixer tap, wall tiling and an integral four plate electric hob, electric oven and fan over. Plumbing for a washing machine. In the seating/dining end there is a TV point and a Dimplex storage heater.

Bedroom One

13'4 x 10' (4.07m x 3.05m)

With a UPVC window looking out over the road to the leafy gardens opposite. Dimplex storage heater.

En Suite Shower Room

With a three piece suite in pale grey comprising shower cubicle, pedestal wash basin and loo. Splash back tiling, wall mirror, shaver light and point, Dimplex wall heater and vinyl flooring.

Bedroom Two

13'3 x 9'7 (4.04m x 2.91m)

With a UPVC window looking out over the road to the leafy gardens opposite. Dimplex storage heater.

Bathroom

An internal room with a pale grey three piece suite of bath with shower attachment over, pedestal wash basin and loo with wooden seat and lid. Splash back tiling, wall mirror, shaver light and point, electric panel heater and an extractor fan.

Outside

There is the benefit of a private parking space.

Directions

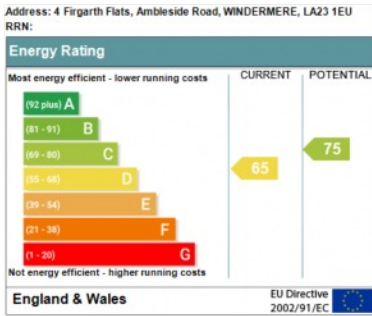
From our Windermere office, follow the A591 towards Ambleside. After passing the Willowsmere Hotel and the turning to Priory Grange/Priory Mews (both on the left), the next turning on the left is for Firgarth Flats which are attached to Firgarth Guest House. Turning into the drive, bear round to the right and down the slip road behind the property. There are two private parking spaces for Flat 4.

The entrance is on the side elevation.



Flat 4 Firgarth

Approximate Gross Internal Area : 64.30 sq m / 692.11 sq ft
 Total : 64.30 sq m / 692.11 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Services

Mains water, electric and drainage. Electric heating from panel, storage and warm air heaters. There is no gas connected to Flat 4, but we are informed that there is gas to the internal ground floor of the building.

Tenure

The property is held on the balance of a 999 year lease which commenced in 1988. This is subject to an annual service charge. In 2022 the service charge was approximately £650 per annum.

The freehold is owned by Firgarth Flats LTD which is also the Management company. Each owner has a share in the Freehold.

The service charge covers insurance, sinking fund and maintenance of communal areas.

Please Note

It is not possible to use this property for holiday letting purposes. Letting on Assured Shorthold Tenancies is permitted under the terms of the lease. Pets are not permitted.

Council Tax Band

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.

