



Flat 2, 50 Craig Walk

Windermere, LA23 2JT

Guide Price £ 275,000

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Flat 2, 50 Craig Walk is an excellently located maisonette apartment located on the first and second floors of a traditional Victorian property on Craig Walk just outside the centre of Bowness-on-Windermere. The apartment is a spacious three bedroom maisonette comprising of a sitting room, dining kitchen, Burlington bathroom and has recently been renovated throughout. The top floor hosts two well proportioned double bedrooms and a third single bedroom. The property is complimented with modern fittings throughout and is currently a successful holiday let and available for purchase as a going concern with forward bookings and contents available by separate negotiation.

The property is situated on Craig Walk, located on the edge of the popular tourist honey pot of Bowness-on-Windermere, boasting an elevated position to offer surrounding views. The quiet yet convenient position is just 15 minutes' walk to Lake Windermere and just a few minute's walk to the centre of the village which offers a wide range of shops, cafes, restaurants and local amenities and within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club together with a choice of good public and private schooling at all levels. The location really does offer the best of both worlds and there is direct access to the Lake Districts many fantastic walkways right from your doorstep.



Accommodation

Lakeland stone steps leads to the communal entrance.

Communal Entrance Hall

Open porch leading into shared hallway with a private staircase to the first floor.



Sitting Room

Good size reception room positioned to the front of the apartment with two large UPVC double glazed window with views out to the street.



Kitchen/Dining Area

The kitchen comprises of a good range of modern wall and base units with electric oven and hob with extractor fan over. work surfaces incorporating stainless steel sink. Additionally, there is plumbing for washing machine and dishwasher, space for a free standing fridge/freezer. There is an original sash window to the rear aspect.

The dining area has plenty of space for a dining table. 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.

Bathroom

A modern bathroom suite with panelled bath with shower over, wash basin and WC. All walls are tiled floor to ceiling. A large sash window.

Second Floor Landing

Access to eaves storage space.

Bedroom One

Comfortable size double bedroom with space for wardrobes, UPVC double glazed dormer window.



Bedroom Two

Good size twin room with large dormer UPVC double glazed window.



Bedroom Three

A single bedroom with skylight and access to eaves storage space.

Outside

On street public parking available immediately outside the property.

Directions

From our Windermere office head along Lake Road and then New Road towards Bowness-on-Windermere. Take a left hand turn just before the police station, follow the road up the hill, once you start to drop down, 50 Craig Walk can be found on the right hand side.

Services

All mains services connected. Gas central heating.

Tenure

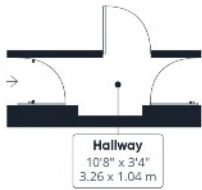
Leasehold. Subject to the remainder of a 999 year lease dated the 16th January 2020 subject to an annual ground rent of £1 per annum plus a 50% share in the cost of maintaining the structure and buildings insurance, shared with the freeholder in Flat 1.

Internet Speed

Superfast speed of 62 Mbps download and for uploading 14 Mbps as per Ofcom website.

Council Tax Band

C



Floor 0



Floor 1

Approximate total area⁽¹⁾
 721.95 ft²
 67.07 m²

Reduced headroom
 7.58 ft²
 0.7 m²



Floor 2

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

(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.

