



145c Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £245,000

Description

145c Craig Walk is nestled in the heart of Bowness-on-Windermere, situated on the second floor in a captivating large stone built end terrace Lakeland house featuring three unique one bedroom apartments. What makes this property truly exceptional is its advantageous and peaceful location, offering stunning views over Lake Windermere to the fells beyond.

Bowness-on-Windermere, renowned for its allure in the Lake District National Park, draws countless visitors throughout the seasons. Its array of shops, eateries, bars, and attractions ensure an unforgettable experience. Conveniently situated just a few minutes' stroll from picturesque Bowness Bay, the property caters to visitors arriving by both car and rail. For nature enthusiasts, the central fells, famously cherished by Alfred Wainwright, offer an assortment of rewarding challenges. Alternatively, the numerous lower paths and lakeside walks provide a more leisurely exploration of the surroundings. Adding to the allure, a plethora of local attractions and country houses enrich the overall visitor experience. This flat will suit a range of buyers including local workers and first time buyers or investors for holiday letting, short term letting or holiday bolt hole.

Accommodation

Step through the inviting wooden exterior door into a glazed porch, thoughtfully designed for convenient storage. The porch leads into an inner hallway where stairs ascend to the landing, you'll be greeted by a cosy space with a radiator and a window, providing access to all the rooms.

The well fitted L-shaped kitchen showcases a wooden floor and an excellent array of wall and base units, accompanied by space and plumbing for a washing machine, a fitted fridge and freezer, and a slim-line dishwasher. Equipped with a 4-ring gas hob and a double oven with an extractor over. There's ample room to set up a dining table and chairs, creating a perfect social space. The living room offers a large square double-glazed bay window that offers picturesque west and northern views towards the lake and fells beyond including the Langdale Pikes.

The double bedroom has a sash window that frames stunning views of the surrounding fells and the picturesque Lake Windermere. The shower room features a large shower with a

sliding door, a heated towel rail, wash basin, and WC, boasting a single sash window with obscure glass and fully-tiled floors and walls.

From the kitchen, stairs lead up to a versatile room with Velux windows offering views over the rooftops of Bowness-on-Windermere. An ideal office space or storage facility and with relevant planning permissions could create a second bedroom.

Outside

145c Craig Walk has a space for bin storage. Please note parking outside the flat belongs to 145b only. Residents on street parking, requires permit from local authority.

Directions

From our Windermere office in Ellerthwaite square head towards Bowness on New Road continuing as Lake Road. Turn left onto Beresford Road. Continue along Beresford Road to the T-Junction and turn right onto Craig Walk. At the junction turn left and immediately right along a private lane. 145 can be found at the far end on the right hand side. 145c Craig Walk is the middle flat accessed at the rear via its own private entrance.

Whatthreewords: ///clouding.limped.walkway

Services

Mains services. Gas central heating boiler.

Tenure

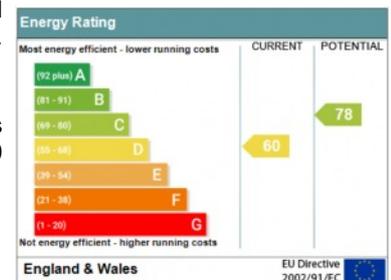
Leasehold. £0.50 ground rent payable annually to the freeholder in 145a Craig Walk. The 3 flats will share responsibilities for the maintenance of the building and annual building insurance costs.

Internet Speed

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

Council Tax Band

B



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.

