



4 Landing How

Lakeside, Cumbria, LA12 8DH

Guide Price £475,000

4 Landing How

Lakeside, Cumbria

An excellent and rare opportunity to purchase a two double bedroom, two-bathroom first floor apartment in the highly regarded Landing How development. This exclusive development fronting onto Lake Windermere boasts Lake Frontage, twelve acres of communal gardens and woodland along with a boat park with private residents slipway ideal for boating enthusiasts and access onto the new, accessible path called the West Windermere Way, that connects the Swan hotel with Lakeside. The property is suitable for use as a main home but would make the ideal weekend or holiday retreat. The apartments and cottages offer a secluded and peaceful location on the very edge of the lake at Lakeside providing easy access to the main A590 at Newby Bridge.

Apartment 4 is located on the first floor and therefore enjoys elevated views over the manicured lawn and surrounding woodland towards Lake Windermere. The accommodation comprises of open living/dining room with Juliet balcony, breakfast kitchen, two double bedrooms, bathroom and en-suite shower room. Built in 1994 the development benefits from sash windows and gas fired central heating. There is also a useful single garage and dedicated parking.

Landing How is situated at the foot of Lake Windermere and occupies a peaceful and private setting with local attractions easily accessible including Windermere Lake Cruisers, Lakes Aquarium, Fell Foot National Park, Haverthwaite Steam Railway all within a few minute's drive. There are plenty of places to eat and drink on the doorstep including the Lakeside Hotel & Spa and The Swan Hotel & Spa within walking distance.



Accommodation

Private entrance door into ground floor with stairs leading up to landing. Space for cloaks and shoes. Inner door leads into:

Hallway

Reception hall leading through to a spacious inner hall which is open to living room and is finished with Amtico flooring throughout.



Living room

A lovely bright room with views over the private and shared gardens from Georgian style windows with French doors opening onto a Juliet balcony. This splendid open plan living space offers ample space for a sitting area centered on an electric effect fireplace and to opposite side is a large space for a dining table and chairs. The room is well lit with plenty of spot lighting and wall lighting and has TV and telephone points.



Breakfast Kitchen

An attractive range of shaker style base and wall units finished with black granite work surfaces incorporating dishwasher, oven and 4 ring Bosh gas hob with extractor hood above, integrated washing machine and separate dryer and space for a freestanding fridge/freezer. There is a breakfast bar with solid wood tops with space for two stools underneath. There is a sliding sash window overlooking the gardens and enjoying Lake views beyond. The kitchen is finished with Amtico laminate tiled effect flooring and tiled backsplashes.

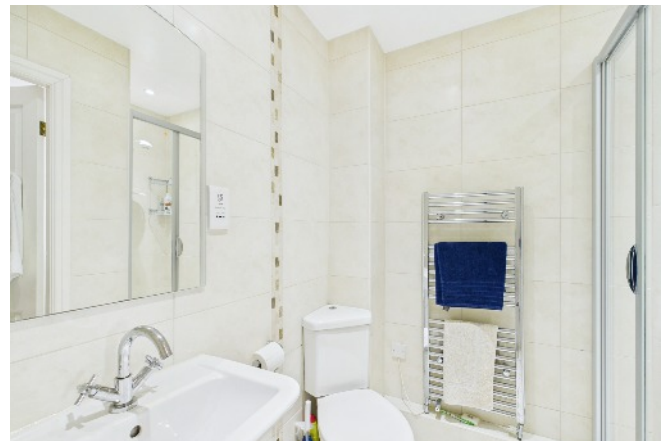
Bathroom

A large four piece suite of pedestal wash basin, WC, panelled bath and shower cubicle with chrome shower. The bathroom is fully tiled to walls and floor and has underfloor heating, heated towel radiator, wall mirror and shaver point.



Bedroom one

Master double bedroom with ample space for wardrobes and bedside furniture, sash window to the rear aspect. Fully tiled comprising three piece suite of wash hand basin, shower cubicle and WC. Featuring underfloor heating, heated towel radiator, mirror and shaver point.



Bedroom two

A good size double bedroom with a range of fitted furniture including double wardrobes and a dressing table with drawers. There is a sash window and radiator. Built in cupboard housing the central heating boiler and hot water tank.





Outside

Allocated parking space for no.4 and a single garage in the block opposite the apartment which is useful storage space with electric power point. The shared gardens and grounds extend to approximately twelve acres and are an excellent feature of the development with half a mile of lake frontage to Windermere making it ideal for those with a boat, leisure and outdoor pursuits interest. There is a dedicated boat storage area, together with a private launching slipway. The new West Windermere Way is also accessible from the gardens through a private gateway, this public accessible path offers a delightful walk along the lake shore down to the Swan Hotel. Those seeking a lock up and leave property will appreciate the secure gated entry system from the main road. The communal gardens and grounds are maintained by a Management Company offering full use with no maintenance commitments.





Services

Mains electric, water, drainage, LPG gas fired central heating.

Tenure

The property has a share of the freehold & a long Leasehold with a remainder of a 999 years lease from 1st May 1994. The service charge is £650 per annum and covers gardening and maintenance of the communal grounds, external repair and decoration, building insurance and ground rent. The Management Company is run by a committee of residents.

Council tax band

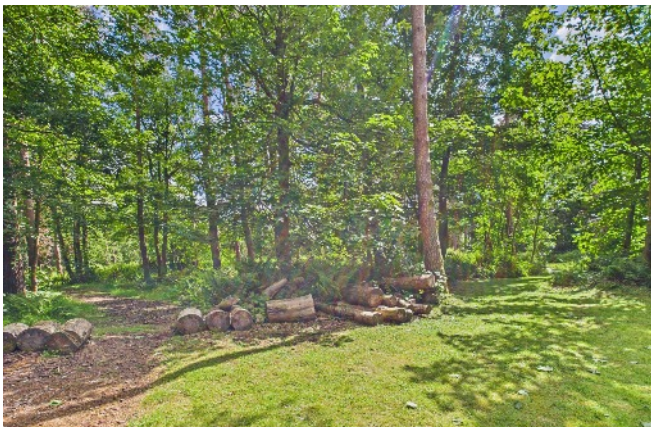
E

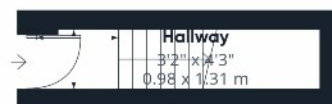
Internet Speed

Ultrafast speed of 1800 Mbps download and for uploading 220 Mbps as per Ofcom website.

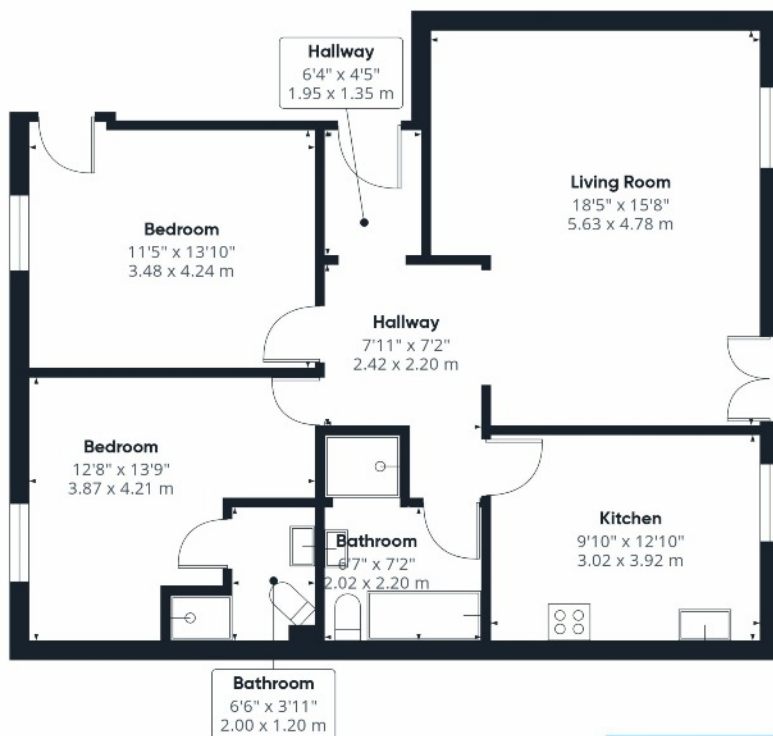
Directions

From the M6 (J36) travel towards Kendal and the South Lakes. Leave the dual carriageway and travel towards Barrow along the A590. At the roundabout at Newby Bridge take the first exit leading towards Barrow/Ulverston and take the next right turn to Lakeside/Hawkshead. Continue over the bridge passing The Swan Hotel & Spa and continue for ¼ of mile, where the gated entrance to Landing How can be found on the right hand side.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1094 ft²
101.6 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

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

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.