



# 2b Lake View Villas

Bowness-on-Windermere, Cumbria, LA23 3BP

Guide Price £215,000

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An opportunity has arisen to purchase 2B Lake View Villas, a traditionally built Lakeland stone Victorian apartment with fantastic views of the fells including Claife Heights and the Langdale Pikes. The luxury apartment has been renovated and modernised over the last 5 years by the current vendors, whilst still retaining many original features including high ceilings and deep skirting boards. Tastefully decorated throughout with an eye for detail and ready to move in condition, the accommodation briefly comprises of a spacious living room, kitchen and 1 en-suite bedroom. The property also benefits from a designated parking space and shared outside seating area.

Located just a few minutes walk from the centre of Bowness which offers a wide range of shops, cafes, restaurants and local amenities, the apartment is situated in a quiet but central location making it an ideal choice. It would make a comfortable permanent home for two or perhaps a second home to lock up and leave.





## Accommodation

Shared front door leading to

## Shared Entrance Hall

Spacious hallway with tiled flooring.

Private Entrance into 2b:

## Living Room

A large bright room with high ceilings and a deep bay window offering glimpses across the top of the Lakeland fells. A central fireplace with log burner sat on a slate hearth, radiator and original features including deep skirting boards.

## Kitchen

A convenient kitchen fitted with a good modern range of wall and base units, inset sink and integral appliances including microwave, electric oven with 4 ring induction hob, fridge, dishwasher, and a washing machine. Tiled flooring and part tiled walls.

## Bedroom

A double bedroom with an original sash window and window storage seat, radiator, built in shelving and storage cupboard housing the Worcester Bosch boiler.

## Ensuite Shower Room

A traditional heritage bathroom suite newly installed in 2025 with walk in shower, WC and hand basin. Laminate flooring, partial tiling to walls and radiator.

## Outside

Designated private parking space for 1 car.

## Services

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

## Council Tax

Westmorland and Furness Council – Band B.

## Tenure

Leasehold - Long leasehold for the residue of a 999 year lease from 24/06/1979, subject to an annual service charge for the shared maintenance responsibilities. The service charge for 2024/2025 is circa £2,500 per annum and the ground rent is £15 per annum.

## Directions

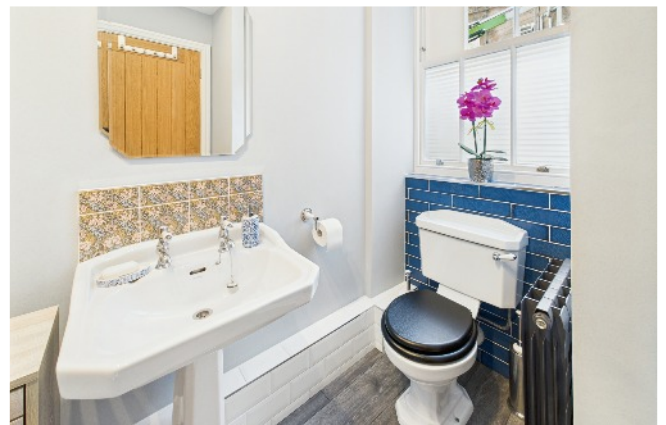
From our Windermere office in Ellerthwaite Square proceed down Lake Road towards Bowness. Entering the village pass through the shops and turn left onto Helm Road after the Lakeland Clothing shop. Continue up the hill and turn left after Oak Bank Guest House, proceed to the Lake View Villa apartments on the left.

## What3Words

///evoke.dugouts.become

## Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

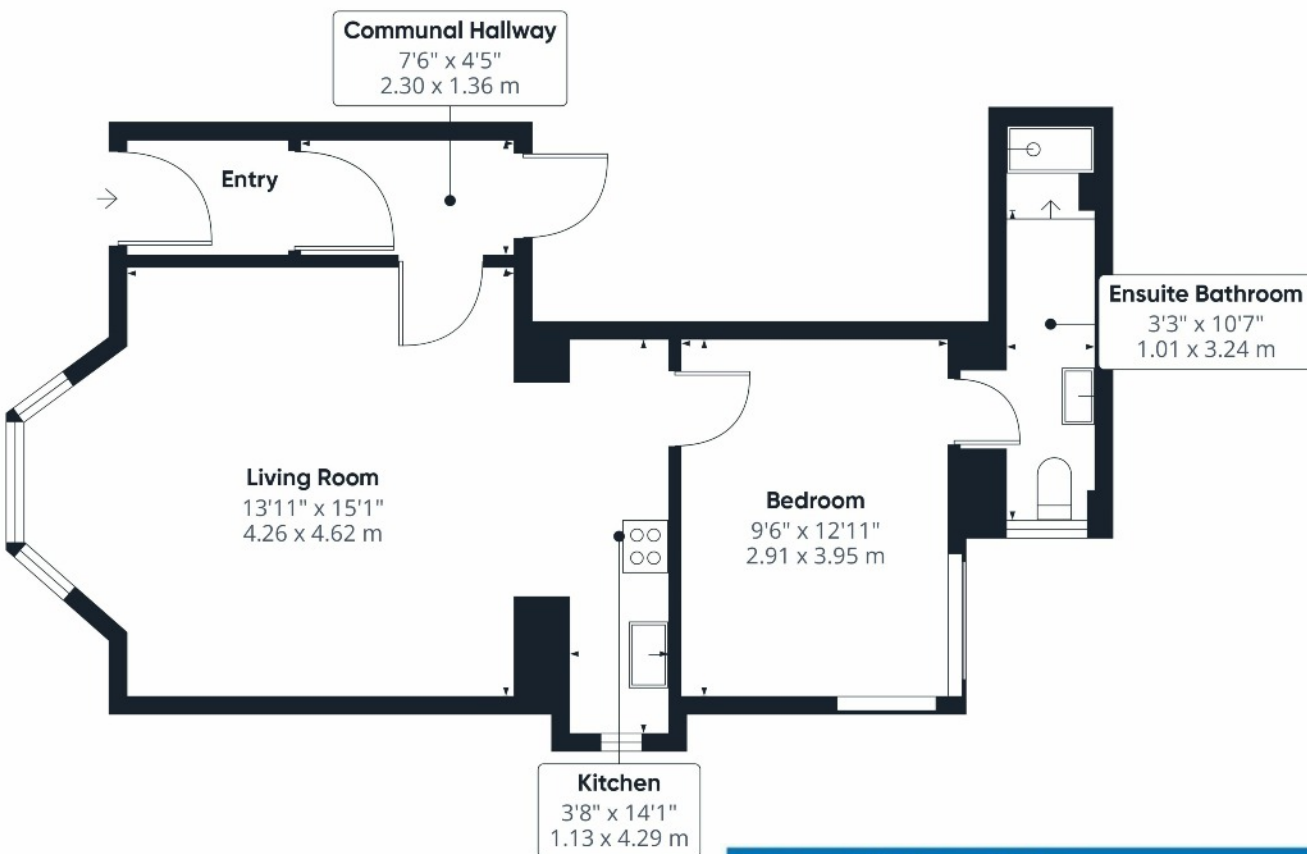


Approximate total area<sup>(1)</sup>  
551 ft<sup>2</sup>  
51.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.