



Little Hart Crag

Lake Road, Ambleside, LA22 0DN

Guide Price £215,000

Little Hart Crag

Lake Road, Ambleside

Sale of a superbly presented one bedroom ground floor apartment with a private entrance, which has been modernised in recent years, including the installation of a new kitchen to create an ideal holiday let, investment property or retreat.

Little Hart Crag provides an excellent and contemporary style self contained one bedroom ground floor apartment with double glazing. Enjoying attractive west facing views towards Todd Crag and Black Fell.

Following recent refurbishment the the property has recently been made available again for holiday accommodation. Currently let with Lakelovers, more information can be found on www.lakelovers.co.uk or 015394 88855. The property is being sold fully furnished with all contents and any forward bookings.

The property is situated on the south side of the town only a short level walk to all amenities including a wide variety of shops, restaurants and cafes etc. Excellent variety of walks from your doorstep.

No onward chain.



Accommodation

UPVC front door into vestibule providing useful cloaks area. Lakeland flagged floor leading to:

Kitchen

11'11 x 10'2 (3.63m x 3.10m)

Newly installed contemporary selection of wall and base units with stainless steel sink unit and mixer tap. Appliances include 4 ring electric hob, electric oven and extractor, integrated fridge and dishwasher. Part tiled walls and slate flagged floor.

Shower Room

7'4 x 6'2 (2.23m x 1.87m)

Excellent three piece white suite comprising shower cubicle, pedestal wash hand basin and WC. Full wall tiling and slate flagged floor. Heated towel rail, electric light/shaver point and extractor. Plumbing for washing machine.



Living Room

13' x 11'10 (3.96m x 3.61m)

Attractive open plan room with alcove and electric stove set on a slate hearth. TV point. West facing view towards Todd Crag and Wetherlam.

Steps leading down and up to bedroom. Useful storage area under bedroom. Electric boiler.



Bedroom One

14'10 x 10'8 (4.52m x 3.24m)

Double bedroom with TV point and views towards Todd Crag and Wetherlam.



Outside

The property currently benefits from a parking permit purchased from Westmorland & Furness District Council. They are available annually.

What3words///https://what3words.com/moon.uncouth.solve

Directions

From our office proceed onto Lake Road (A591) towards Windermere. Proceed passed Low Fold car park and the property is the first on the left, opposite Hayes Garden Centre.

Services

Mains electric, water and drainage are connected with electric central heating. New boiler recently installed.

Tenure

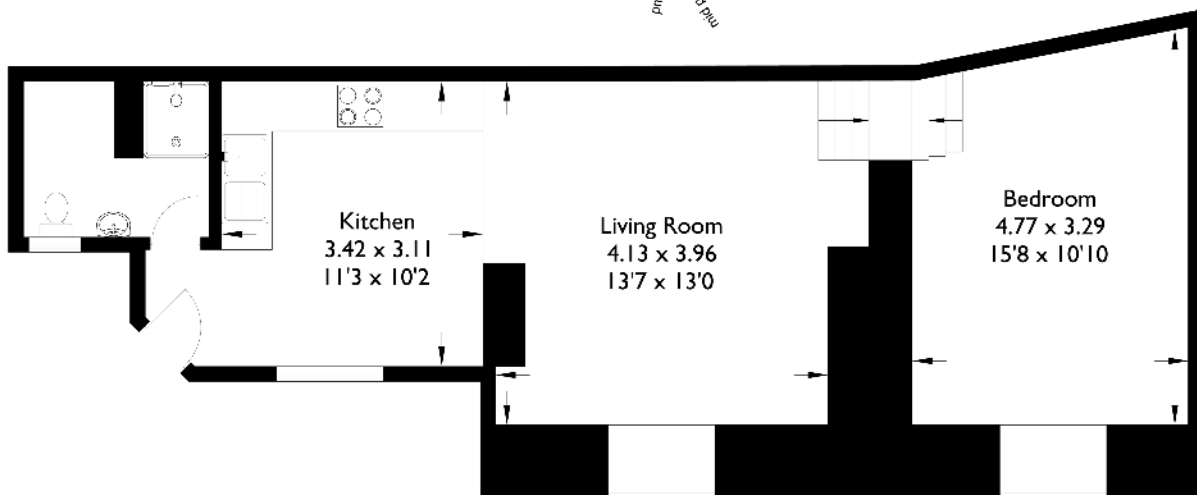
Leasehold. 999 years from 2008 with a ground rent of £100.00 per annum. PLEASE NOTE the FREEHOLD is available for purchase.

Rateable Value

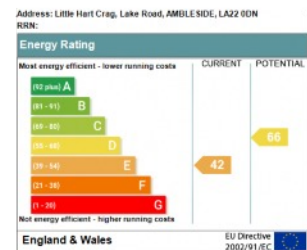
£2,350. Amount payable £1,167.95. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

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Approximate Gross Internal Area : 51.89 sq m / 558.53 sq ft
 Total : 51.89 sq m / 558.53 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.



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.

