



# Ullswater

Kirkstone Foot, Kirkstone Road, Ambleside, LA22 9EH

Guide Price £275,000



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The sale represents an ideal opportunity to acquire a super one bedroom apartment which forms part of the popular Kirkstone Foot development. The property is well presented with a separate kitchen, a living room with a Juliette balcony and a spacious double bedroom. The apartment is an ideal lock up and leave property whether as a second home or holiday let. A number of the properties do have the advantage of their own private entrances and each property has private designated parking. There is a delightful communal garden area whilst in addition the property has an attractive outlook.

Presently a successful holiday letting property let with Kirkstone Foot, more information can be obtained from [www.kirkstonefoot.co.uk](http://www.kirkstonefoot.co.uk). The property is being sold with the benefit of all the furnishings and forward bookings. An inventory can provided prior to exchange of contracts.

At Kirkstone Foot there are sixteen apartments comprising the Manor House. The majority of which are very successful holiday letting properties. Nestled in a gently elevated, private and quiet position. Set on the edge of the town tucked away overlooking Stockghyll and yet conveniently positioned being only a short two minute walk to all the local amenities including shops, post office, restaurants, health Centre etc. With endless fell and country walks for all abilities from the doorstep.



## Accommodation

Communal entrance leading to:

### First Floor

Private front door leading into:

### Living/Dining Room

14'0 x 9'2 (4.28m x 2.82m)

Floor to ceiling glazed Juliette balcony with attractive views towards Red Screens, Fairfield Horseshoe and St Anne's Church. Electric fire, TV point, consumer unit and useful storage cupboard housing the Valliant gas central heating boiler.



### Kitchen

9'7 x 6'9 (2.94m x 2.08m)

Selection of wall and base units with stainless steel sink unit, worktop and part wall tiled. Integrated appliances include: four ring induction hob, electric oven, extractor fan, freestanding fridge/freezer and dishwasher.



### Bedroom

13'0 x 13'3 (3.97m x 4.04m)

Spacious double dual aspect room, TV point with views towards Loughrigg and up towards Red Screens.



### En Suite

Generous three piece bathroom comprising of panelled bath with electric Mira shower over. Pedestal wash hand basin and WC. Partially wall tiled, extractor fan, illuminated mirror and electric shaver point.



### Outside

Each of the apartments benefit from private designated parking whilst the occupier of each individual property also enjoys the benefit of established gardens belonging to Kirkstone Foot which comprise of split level lawns and steps down to the terrace gardens that overlook Stockghyll.

### Directions

From Ambleside on the one way system head North on to Rydal road past the Old Bridge House, at the mini roundabout turn right up to Smithy Brow signposted Kirkstone. Continue up the hill and immediately after the converted St Anne's Church take your second right and the entrance to Kirkstone Foot is directly ahead of you. Each of the apartments have their own private designated parking.

<https://what3words.com/startles.bribing.lifelong>

### Services

All mains services are connected. Gas central heating.

### Tenure

The property is held on a 999 year lease from 2001 with 974 years remaining. Please note the management company own the freehold of which each apartment owner is a shareholder. Each apartment makes an annual contribution towards the shared maintenance for the building insurance, grounds, window cleaning etc which for 2024 is approximately £1,500.

### Rateable Value

£1,700.00. Actual amount payable £210. (This is the net figure having the current vendors having received a 75% discount 23/24 hospitality relief scheme, we understand this will continue for 24/25. 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.

### Broadband

Ultrafast 1000 Mbps download speed (based on Ofcom.com results).



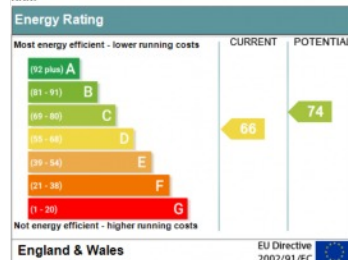
Approximate total area<sup>(1)</sup>  
 460.59 ft<sup>2</sup>  
 42.79 m<sup>2</sup>

(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.

GIRAFFE 360

Address: Ulswater, Kirkstone Foot Apartments, Kirkstone Road, AM...  
 RRN:



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.

