



9 Romney Grange

Waterhead, Ambleside, LA22 0HD

Guide Price £595,000

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Sale of a stunning first floor two bedroom, two bathroom luxury apartment. Breathtaking panoramic west facing views across Lake Windermere at Waterhead Bay towards The Old Man of Coniston and The Langdale Pikes. Enjoying the amazing west facing sunset views of an evening. A generously proportioned property which has been tastefully modernised by the current owner and presented to a high standard with high specification fittings and appointments including Mark Wilkinson Kitchen, two beautiful bathrooms have been fitted in recent years including one En Suite. The apartment enjoys private designated parking with electric car charger along with visitor parking and two acres communal grounds and store.

Romney Grange was developed in the early 1990's and has proved to be a very popular and sought after development for both holiday home buyers, holiday letting and as a secure and comfortable environment to make a permanent home. Romney Grange is very effectively run by an owners Management Company and there are well established landscaped gardens surrounding the apartments which can be enjoyed by all residents. Built to a good specification the apartment is situated on the first floor, reached by both lift and stairs, and gives well planned and generously proportioned accommodation conveniently positioned at the best position of the development, taking in amazing views over the lake.

Currently a well established and successful holiday letting property let via Lakelovers. Generating an annual gross income of circa £35,000 to £40,000. The property is being sold with the benefit of all forward bookings and majority of contents.

The property is well located to explore the beautiful Lake District. With Ambleside Pier on your doorstep you can travel to different parts of Lake Windermere via boat. The bus stops right outside the apartment making it extremely easy to visit other places such as Bowness, Grasmere, Hawkshead, Coniston, Kendal, Keswick and beyond. Ambleside is one the most popular villages in the Lake District National Park and has a wide variety of amenities only a short level walk away.





Accommodation

Main entrance to the lower block of Romney Grange providing secure entry system and both lift and stairs to the first floor.

Private entrance and entrance hall with video entry phone, useful cloaks cupboard, substantial cylinder/airing cupboard with shelving. Electric wall heater.

Living Room

A stunning bright room with tall ceilings with inset lighting, two electric wall heaters, and sliding glazed door leading onto tiled balcony enjoying breathtaking views of the Lake, The Old Man of Coniston and The Langdale Pikes. Electric contemporary wall hung fire, TV and telephone points. Open plan arrangement to:-



Dining Room

Windows on two sides and wonderful views over the Lake. Electric wall heater.

Kitchen

A stunning high quality fitted contemporary Mark Wilkinson arts and craft style kitchen with an excellent selection of wall and base units and tactile granite work top, upstands and splashback. Double sink with mixer tap and part wall tiled. Integrated appliances include Miele five ring electric hob and extractor. Siemens electric oven, plate warmer oven, and microwave. Integrated dishwasher, washer dryer and Liebherr fridge/freezer. Folding glazed screen opening into dining area. Tiled effect floor. View to the Lake, The Old Man of Coniston and The Langdale Pikes.





Bedroom One

Spacious double room, TV and telephone points. Electric wall heater.

En Suite Shower Room

Luxury three piece suite comprising of a contemporary designer luxury shower cubicle, vanity wash hand basin and WC. Wall mirror, extractor fan, shaver point and heated towel rail. Fully floor and fully tiled walls.

Bedroom Two

Double room. Electric wall heater, TV and telephone points.

House Bathroom

Luxury three piece white suite comprising WC, vanity wash hand basin and duo bath with shower over. Shaver point, illuminated mirror and heated towel rail. Fully wall and floor tiled.





Outside

Covered parking bay with electric car charger on the lower level and shared visitor parking bays on the upper parking level. Delightful gardens and grounds surround Romney Grange with various seating areas and view points to enjoy the sunny aspect and outlook over the Lake, The Old Man of Coniston and The Langdale Pikes. There is also a highly useful owners store room ideal for bikes canoes etc.

Directions

Entering Ambleside from the south on the A591, continue through the traffic lights at Waterhead and turn immediately right onto the private drive for Romney Grange. From the centre of the village continue along Lake Road passing Hayes Garden Centre on the right. Just before the traffic lights at Waterhead turn left onto the private drive. Number 9 is at the front of the lower block and parking is in covered bays as signed.

<https://w3w.co/bulbs.rubble.bonnet>

Tenure

Leasehold for an original term of 999 years. Ground rent £25. There is an annual maintenance charge for the upkeep of gardens, external maintenance, painting, insurance etc, which is £2,318.00. There's a £365 charge for holiday lettings for waste collection. Each Leaseholder is a shareholder in the Romney Grange Management Company Limited who own the Freehold.

Services

Mains water, electric and drainage. Electric heating.

Rateable value

£2,400.00. Actual amount payable £1197.06. 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

Superfast 56 Mbps download speed (based on Ofcom.com results)



Approximate total area⁽¹⁾
 1028.99 ft²
 95.6 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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

