



# 8 Campbell House

Coniston, LA21 8ER

Guide Price £165,000

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## Coniston

Sale of a well positioned ground floor apartment in this popular development designed for those aged 55 and over. The apartment has a good position on the ground floor of the development enjoying an open aspect at the rear over playing fields towards the fells, as well as french windows leading from the living room out onto the communal grounds. Well planned with two double bedrooms and the property has double glazing and electric heating.

Although the property will require some moderisation it provides an opportunity to acquire a comfortable, secure and easily managed home designed for those aged 55 and over.

Campbell House is conveniently located only a short level walk to the centre of Coniston. There is a lively active and community and a wide range of amenities, shops, post office, churches, bowling clubs plus petrol station and doctors close by.

Campbell House was developed in the late 1980's and designed with security and comfort in mind with occupation limited to those aged 55 and over. An ideal apartment in the heart of the Lake District National Park within a strong community.



## Accommodation

Communal entrance hall leading to the three floors of the development.

Private front door on ground floor leading into;

## Entrance Hall

With cylinder/airing cupboard, additional cloaks cupboard. Night storage heater. Entry phone system.

## Living/Dining Room

Spacious light and airy room with glazed patio doors leading to terrace. Feature electric fire with slate surround and pine mantle piece. Attractive country views. Two night storage heaters. TV point. Archway to:



## Kitchen

Selection of wall and base units with work top. Stainless steel sink unit with mixer tap. Appliances include four ring electric hob and extractor hood. Electric oven. Plumbing for washing machine. Part wall tiled and fully floor tiled.



## Rear Bedroom One

Spacious light double room with built in triple wardrobe. Night storage heater. Attractive views over the school playground.



## Front Bedroom Two

Double room with built in wardrobes. Country view. Night storage heater.



## Bathroom

Three piece coloured suite of WC, vanity wash basin and panelled bath with electric shower over. Chrome heated towel rail.

## Outside

Number 8 has the distinct advantage of private patio doors leading onto a small terrace with attractive country views. Communal grounds which have a combination of lawn and a selection of established shrubs and bushes. The garden areas around the development are for the benefit and enjoyment of all residents of Campbell House together with parking spaces which are unallocated.

## Directions

From the centre of Coniston head out over the bridge towards Torver. Continue passed Hills Garage and through the crossroads and Campbell House is approximately 100 metres on the left. There is ample parking at the front of the development.

<https://what3words.com/fattest.chucked.admiral>

## Tenure

An original 999 year lease from 1988. There is a monthly management charge to the owners to cover the upkeep of the development including buildings insurance, day to day repairs, window cleaning, internal decoration of the common parts etc. The current service charge for apartment number 8 is £155.00 per month. There is a sinking fund in place, it is believed the purchaser has to contribute approx 0.5% of the sale price to this fund.

## Services

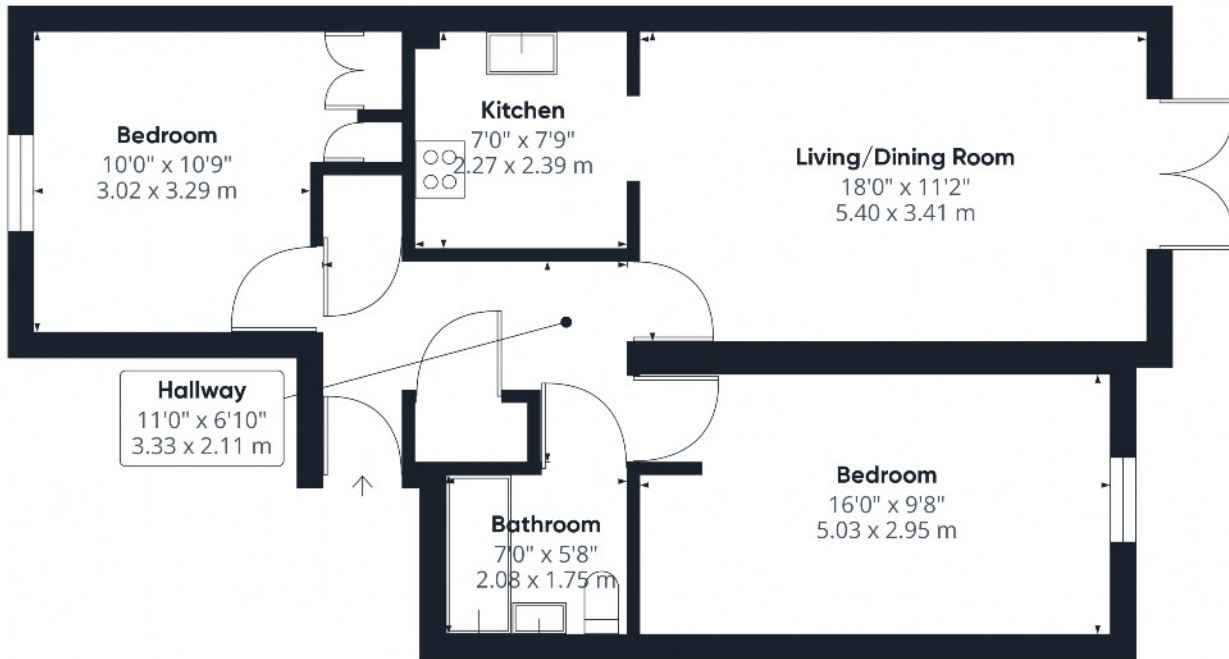
Mains water, electric and drainage. Night storage heating.

## Council Tax Band

C

## Broadband

80 Mbps download speed (based on Ofcom.com results)



Approximate total area<sup>(1)</sup>  
 665.21 ft<sup>2</sup>  
 61.8 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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.

