



Bassenthwaite

Kirkstone Foot, Kirkstone Road, Ambleside, LA22 9EH

Price £250,000

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Bassenthwaite is an excellent one bedroom first floor apartment which forms part of the popular Kirkstone Foot development. The property provides a quirky split level open plan living/kitchen/diner with spacious double en suite bedroom. Whilst having a delightful south west aspect with lovely views towards Todd Crag and Loughrigg. Sold with the huge advantage of private designated parking and delightful communal gardens.

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

Within this popular development there are sixteen apartments which comprise the Manor House at Kirkstone Foot. 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 and public houses etc. With endless fell and country walks for all abilities from the doorstep.



Accommodation

Communal entrance leading to:

First Floor

Private front door with steps down to;



Split Level Open Plan Living/Kitchen/Diner

10'6 x 17'7 (3.22m x 5.38m)

Kitchen area has a selection of wall and base units including; integrated electric oven, four ring electric hob, extractor fan, free standing dishwasher and fridge/freezer. Stainless steel sink unit with mixer tap and stunning views towards Todd Crag.

Stepping down further into the dining and living area with an electric wall mounted fire, built in cupboard housing the Valliant gas central heating boiler and TV point. Lovely views towards Loughrigg.



Bedroom

13'0 x 12'8 (3.97m x 3.87m)

Spacious L shaped double bedroom with great views towards Loughrigg and Todd Crag. TV point. Leading into:



En Suite

Three piece white suite comprising of panelled bath with shower over, wash hand basin and WC. Partially wall tiled, illuminated mirror, electric shaver point and extractor fan.



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.

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

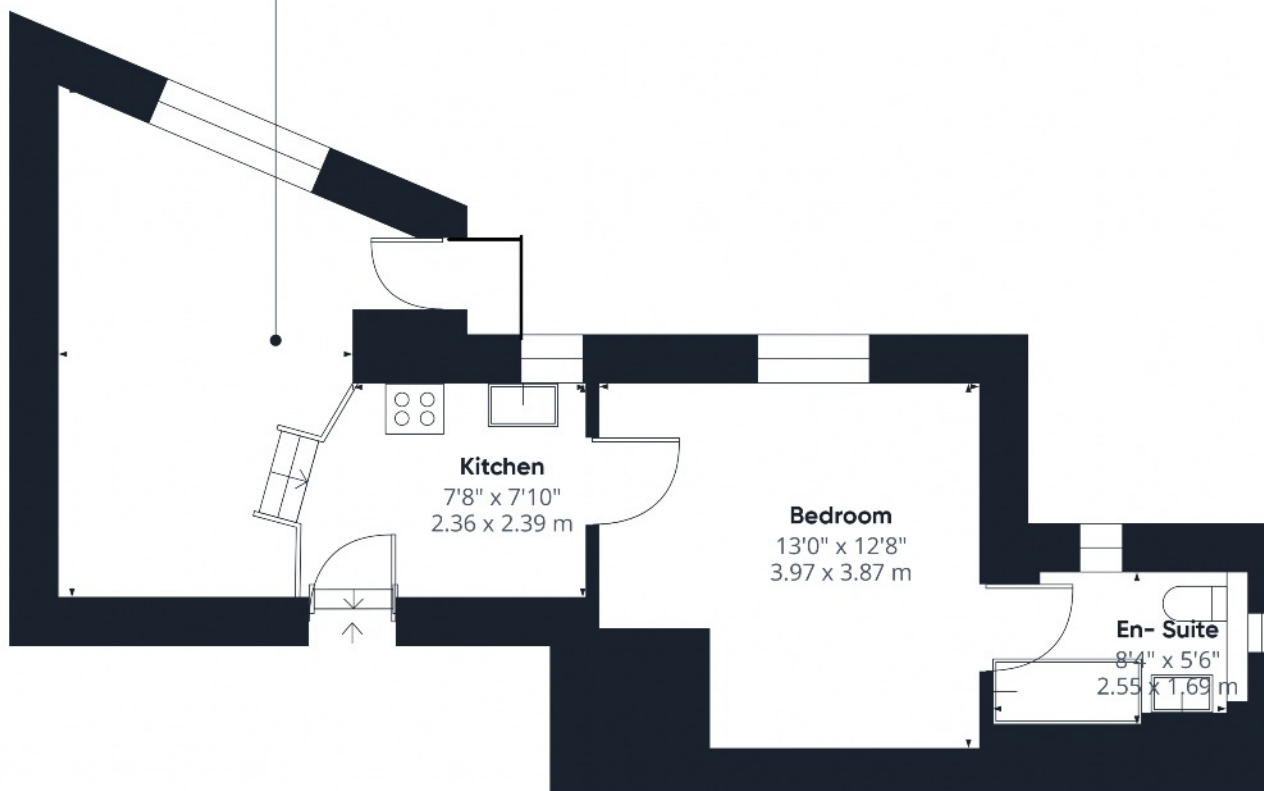
£1,700.00. Actual amount payable £210. (This is the net figure having the current vendors having received a 75% discount 23/24 hospitality relief scheme, we understand this will continue for 24/25. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

Broadband

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

Split Level Open Plan Living/Kitchen/Diner

10'6" x 17'7"
 3.22 x 5.38 m



Kitchen

7'8" x 7'10"
 2.36 x 2.39 m

Bedroom

13'0" x 12'8"
 3.97 x 3.87 m

En-Suite

8'4" x 5'6"
 2.55 x 1.69 m

**MATTHEWS
 BENJAMIN**

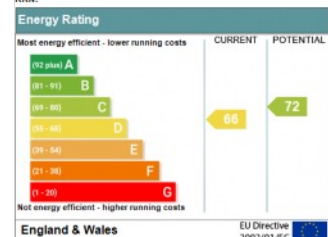
Approximate total area⁽¹⁾
 438.45 ft²
 40.73 m²

(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.

GIRAFFE360

Address: Dossentwaite, Kirkstone Foot Apartments, Kirkstone Road...
 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.