



The Ambleside Loft

Flat 3, 100 Lake Road, Ambleside LA22 0DB

Guide Price £500,000

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Ambleside

An excellent opportunity to purchase a highly desirable light and airy five bedroom, three bathroom maisonette. Positioned on the upper two floors of this traditional Lakeland building. Superbly well proportioned and attractively presented, offering contemporary accommodation. The stunning open plan living/dining/kitchen is the focal point of the property. Offering feature high vaulted ceiling with exposed beams and an abundance of natural light.

The five bedrooms all offer spacious double/ twin rooms whilst there is also an ample utility/ boot room. The property is one of three apartments within this centrally positioned property.

Currently operating as a well established and successful holiday letting property generating circa £32,000 per annum. The property can be purchased as a going concern with all forward bookings and all contents. In January 2022 The Guardian mentioned the property as one of the twenty best self catering stays in the UK for a summer break.

Set just off the centre of this most popular Lakeland town well placed for a wide variety of amenities including shops, restaurants, cafes, public houses and library etc, with endless fell and country walks from the door step and a stones throw from Ambleside bus station.



Accommodation

Communal front door with Victorian tiled flooring, with stairs leading to the third floor;

Private front door.

Spacious hallway with sensor lighting leading to;

Bedroom One

Light and airy, well proportioned triple aspect room with a view of rooftops towards Loughrigg, Fairfield Horseshoe and Red Screes. Currently used as a spacious twin room.

Bedroom Two

Generous double and dual aspect room. South facing views down Lake Road.

Shower Room

Spacious three piece white suite comprising of a corner cubicle with Mira shower, pedestal wash hand basin and WC. Heated towel rail and tile effect floor. Illuminated mirror, sensor lighting and electric shaving point.

Utility/Drying Room

With a basic selection of base units and a stainless steel sink unit with mixer tap. Plumbing for a washing machine and dryer. Wall mounted Vaillant gas central heating boiler and consumer unit. Rear glazed fire door with attractive view towards Todd Crag.

Inner Hallway

With cloakroom and WC, wood panelled walls and an extractor fan.



Upper floor landing leading to;

Open Plan Living/Kitchen/Diner

Steps leading down into the stunning open plan room with feature high vaulted ceiling and exposed beams. Delightful triple aspect room providing a light and airy feel, with sky lights and a velux window.

The kitchen area has a contemporary selection of cream shaker wall and base units and a central Island with a composite sink and mixer tap, housing an integrated dish washer. Additional appliances include twin four ring gas hobs with twin extractor fans, double electric oven and integrated microwave. Integrated twin full length fridge and full length freezer. The majority are Zanussi appliances. Delightful oak effect floor and a view towards Fairfield Horseshoe.

The living area has a TV point and view over the rooftops towards Red Screens. There is a side glazed door providing a fire escape.

Bedroom Three

Large room currently operating as a twin room with views towards the lower slopes of Wansfell Pike.

Bedroom Four

Quirky double room with view towards the lower slopes of Wansfell Pike and a velux window with additional seating area.

Bedroom Five

Good size double room with a velux window and view towards Todd Crag.

Shower Room

Shower cubicle and heated towel rail.

Shower Room

With sensor light and three piece white suite comprising of corner cubicle with Mira electric shower, pedestal wash hand basin and WC. Tile effect floor, illuminated touch button mirror, electric heated towel rail and extractor fan.





Tenure

Leasehold 999 year lease from 1977. Of which the leaseholders are shareholders of the Management Company (3 apartments). The apartment is responsible for 50% of Management Company expenses.

Services

All Mains Services. Gas central heating.

Broadband

Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per the Ofcom website.

Rateable Value

£5,500 Amount payable £2,744. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Westmorland & Furness District Council on 01539 733333.

Directions

From the Ambleside office, proceed to the top of Kelsick Road and turn right. The door to the entrance hall of 100 Lake Road is directly after 'Alpkit's' shop front.

What3words

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.