



# Rooftops, Flat 2

Fernlea, Lake Road, Coniston, LA21 8EW

Guide Price £325,000

# Rooftops, Flat 2, Fernlea

## Coniston

Sale of an extremely well presented and deceptively spacious two bedroom second floor (top floor) apartment with in this traditional and substantial Lakeland building. Offering excellent accommodation which has been modernised in recent years by the existing owners. Benefiting from a lovely kitchen and bathroom, with two delightful bedrooms along with double glazing throughout. As its positioned on the top floor it enjoys stunning views to Coniston Old man and the surrounding Coniston fells.

Currently operating as a highly successful 4\* holiday let, generating approximately £27,000 pa and is being sold with the benefit of forward bookings and the majority of contents other than a few personal items.

Rooftops is ideally and conveniently positioned, in an central location just a short level 100m walk into this popular Lake District village centre. There is a good range of amenities in the village together with local primary school and John Ruskin secondary school.







## Accommodation

### Communal entrance

Leading up to 2<sup>nd</sup> Floor

Private Entrance into

### Hallway

With oak effect laminate flooring, concealed consumer unit and loft hatch.

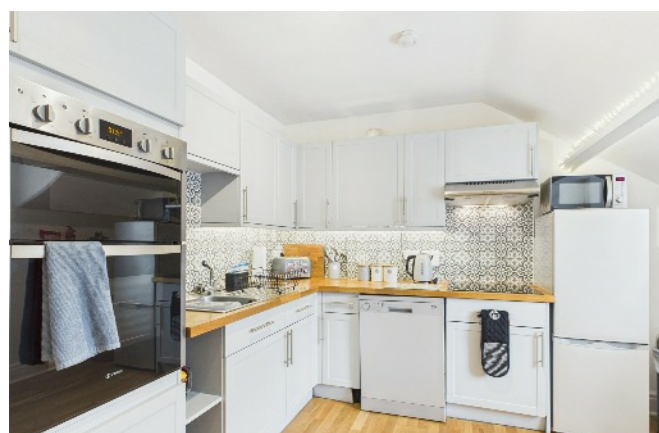
Leading through to.

### Kitchen Diner

Contemporary selection of grey wall and base units with wooden worktop and stainless steel sink unit with mixer tap. Four ring induction hob, double electric oven, extractor and free standing fridge freezer. Concealed boiler. Part wall tiled and oak effect laminate flooring. Dormer window providing a lovely view towards Coniston Old Man and surrounding fells.

### Living Room

A wonderful dual aspect feature room with painted exposed beams and wood effect laminate flooring. TV point and a superb view towards Coniston Old Man and surrounding fells.



### Bedroom One

A double dual aspect room with views towards Grizedale Forest and glimpses of Coniston Water.

### Bedroom Two

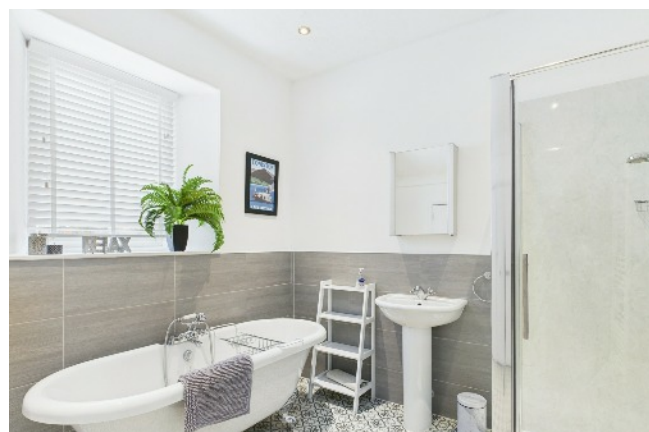
Spacious twin room with wonderful views towards Coniston Old Man and surrounding countryside.

### House Bathroom

Spacious four piece white suite comprising of corner shower cubicle, WC, pedestal wash hand basin and free standing claw foot bath with shower attachment. Part wall tiled and tile effect flooring. Heated towel rail, extractor and illuminated mirror. Two cupboard providing useful storage facilities.

### Cloaks Area

Extremely handy storage area with a velux window.







### Outside

The property currently has the use of a private designated parking space rented for £100 a month from a neighbouring property.

### Services

All mains services are connected. Gas central heating.

### Tenure

Leasehold. Originally a 999 term from 2000. Please note the Freehold is owned by the bottom property. Rooftops contributes 20% of cost such as Building Insurance.

### Rateable Value

£2,400 Actual amount payable. £1,197.60. 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 Westmorland & Furness District Council 01539 733333.

### Mobile

Indoor: O2 is reported as 'likely' for Voice services and 'limited' for Data services.

EE, Three and Vodaphone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodaphone are reported as 'likely' for both Voice and Data services.

### Broadband

Superfast speed potentially available from Openreach of 80 Mbps download and for uploading 20 Mbps.

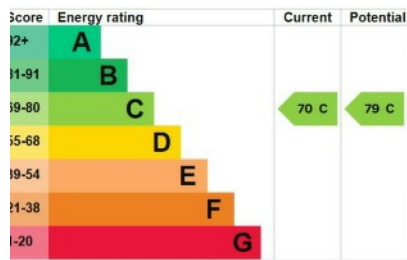
*Broadband and mobile information provided by Ofcom.*

### Directions

What3words:///playback.twilight.doctor

On entering the village on the A593 from Ambleside proceed through the village and over the bridge passed the BP garage and turn left into Lake Road. The property can be found immediately on the right with private gravelled car parking to the front.





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.