



11 Blue Hill Park

Ambleside, Cumbria, LA22 0AP

Guide Price £345,000

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Ambleside, Cumbria

A superb opportunity to acquire a superb self contained two bedroom ground floor apartment within this excellent development of six two bedroom self contained apartments with private access. Built to a high specification combining local materials including traditional Lakeland stone and slate, offering a perfect blend of comfort and style. With an open-concept living area bathed in natural light, the space features contemporary furnishings and a well-equipped kitchen, ideal for both relaxation and entertaining.

An ideal low maintenance property, attractively presented with private parking, small private outside area with additional communal grounds. All assisting to create a ideal low maintenance property which will suit a variety of buyers whether as a main residence, second property or equally would suit a ideal holiday letting property and could generate an income of circa £00,000.

The property is ideally positioned, nestled on the edge of the picturesque town of Ambleside, within the heart of the Lake District National Park. Located on the lower slopes of Wansfell Pike, it is well situated for a number of fell and country walks straight from the doorstep. It is also only a 10 - 15 minute walk to Lake Windermere at Waterhead, and Ambleside town centre which has a wealth of amenities including shops, restaurants, public houses, a GP, playing fields, and a primary school.



Accommodation

Superb Open Plan Living/Dining Room

Contemporary selection of wall and base units with integrated appliances including microwave, electric oven four ring induction hob, extractor hood, fridge freezer, dishwasher and washer/ dryer. Additional cupboard space proving useful storage facility and breakfast bar. Oak floor, useful storage cupboard with light and upright radiator. TV and telephone point. Living area with two sofas and bay window providing an attractive outlook over the communal gardens. Blinds to windows.



Hallway

Useful utility cupboard providing storage and gas central heating boiler.

Bedroom One

Spacious double room with laminate floor and patio doors to rear courtyard. Views towards the lower slopes of Wansfell Pike. Blinds to window.



Bedroom Two

Double room with oak floor. Views towards the lower slopes of Wansfell Pike. TV point. Blinds to window.

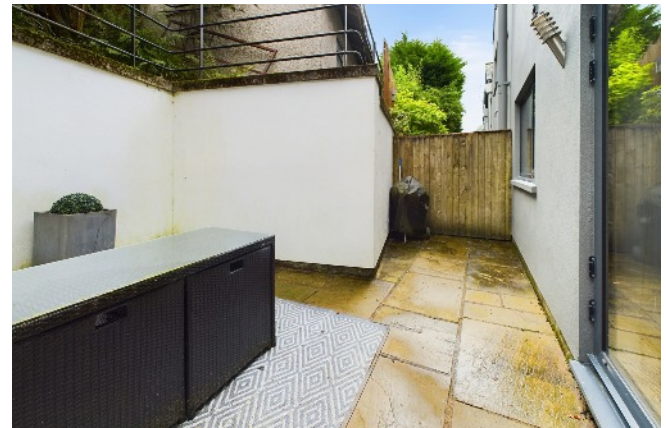
Bathroom

Stunning luxury three piece white suite comprising panelled bath with shower over, wash hand basin and WC. Heated towel rail, extractor and fully wall and floor tiled with stunning Lakeland stone tiles.



Outside

Whilst all the properties benefit from communal gardens, number 11 does have the benefit of its own private court yard to the rear. Each property has its own private parking space, and there is also some communal parking for visitors. Side gated access to their rear private courtyard.



Services

All mains services are connected. Gas fired central heating.

Council Tax Band

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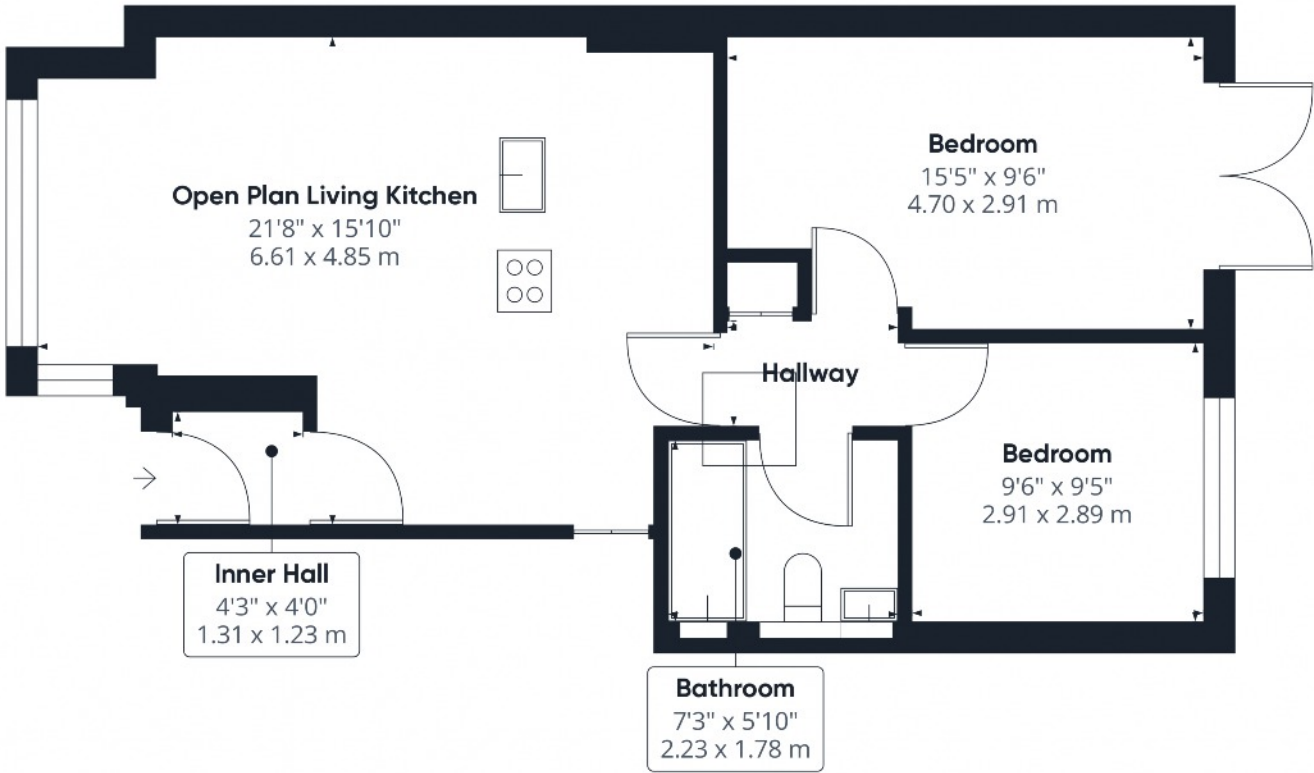
Internet Speed

According to Ofcom, ultrafast down/upload speeds available of up to 1000 mbs.

Mobile providers all available, with speeds variable depending on provider.

Directions

From our office proceed up to the top of Kelsick Road onto Lake Road taking the first left onto Old Lake Road. Proceed up Old Lake Road for approximately 200 metres taking the second left proceed all the way up Blue Hill Road past Wansfell Terrace. Blue Hill Park is directly ahead of you. <https://w3w.co/outwards.admiringly.sizes>



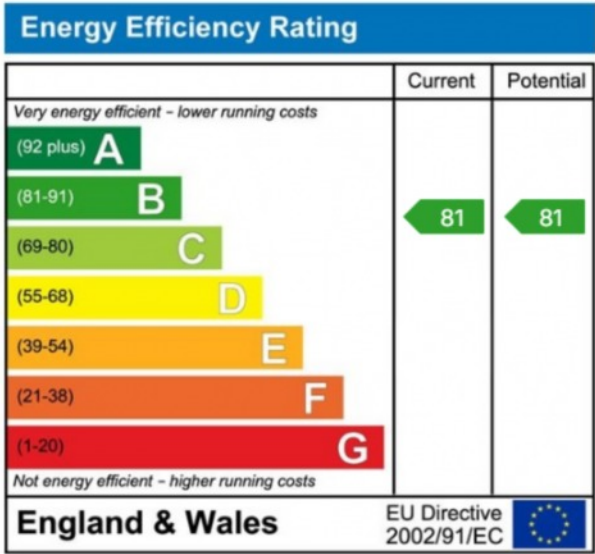
Approximate total area¹⁾
604.29 ft²
56.14 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.