



River Falls View

16 The Falls, Ambleside LA22 0QT

Price £400,000

River View Falls

Ambleside

Sale of an extremely well presented and proportioned two bedroom, two bathroom self contained ground floor apartment, set in this popular development. Presently a successful and well established holiday let, being sold with the majority of contents and forward bookings.

The Falls is a private and quiet development of apartments, houses and cottages in a riverside location, developed from a former Bobbin Mill and ancillary buildings in the early 1990's.

Set on the edge of the village with open countryside close by and overlooking Stockghyll Beck, River Falls View is conveniently located within walking distance of a variety of shops, restaurants and bars. The property also has the benefit of its own private parking space under a car port. It has the benefit of gas central heating throughout and double glazing.





Accommodation

Private semi glazed front door with external light leading into;

Vestibule with internal door. Leading into the hallway/landing with Hive heating control system.

Sitting/Dining Room

A lovely L shaped dual aspect room with views over Stockghyll and towards Todd Crag. Glazed double patio doors leading out on to the wrap around balcony with terrific views over Stockghyll and towards Loughrigg.

Kitchen

A modern and contemporary array of quality fitted cream shaker wall and base units with stainless steel sink unit with mixer tap. Appliances include a four ring hob, electric oven, stainless steel extractor fan, integrated 50/50 fridge freezer and washer dryer. Partially tiled wall and oak effect flooring. Plinth lighting, inset lights and concealed Ideal Baxi central heating boiler. Terrific views over Stockghyll and towards Loughrigg.

Bedroom Two

A good sized twin room with views towards Todd Crag and built in twin wardrobes with shelves and hanging rail.

Shower Room

Attractive three piece white suite comprising double shower cubicle, vanity wash hand basin with storage and WC. Full floor and wall tiling. Heated towel rail and extractor.

Open staircase leading down to:

Lower Ground Floor

Bedroom One

A spacious light and airy dual aspect double bedroom with terrific views over Stockghyll towards Loughrigg. Built in wardrobe with shelves and hanging rail.

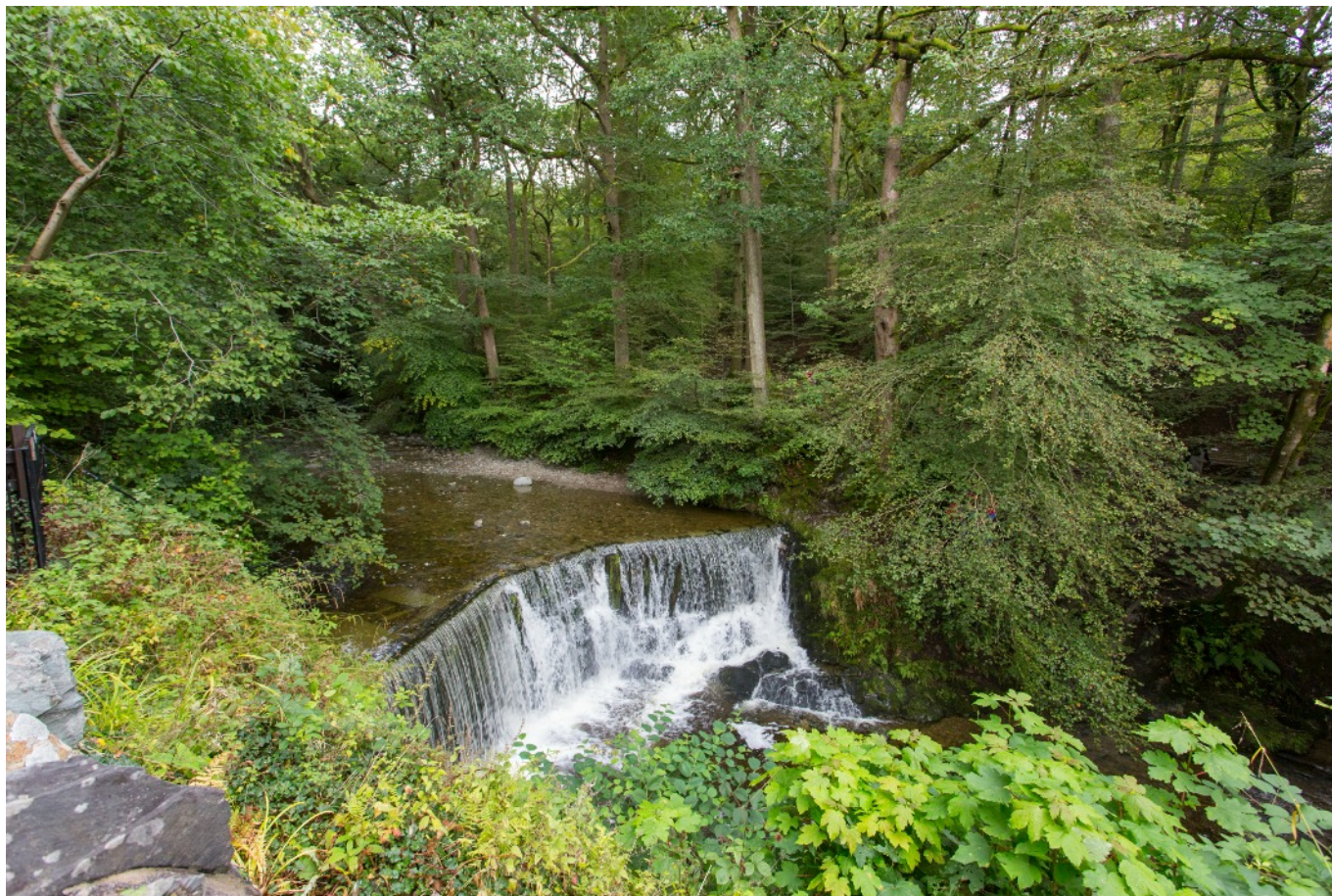
Ensuite

A luxury white three piece luxury white suite comprising of duo bath with Mira shower over and glazed door. Fully floor and wall tiled. Large vanity sink unit and mixer tap, WC, illuminated touch control mirror, extractor fan and electric shaver point. Heated towel rail.

The property benefits from a private store/utility room which houses the cylinder, pressurised system and consumer unit. Provides a highly useful storage facility.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

The property offers and enjoys the private wrap around balcony with wonderful views towards Todd Crag and over the ghyll. Communal gardens to the rear of Number 40. Private designated parking space under the carport with additional visitors parking spaces available close by.

Directions

As you go out of the village centre to the North turn right at the small roundabout sign post Kirkstone. Continue up the hill and after the converted St Annes Church take the third right into Edinboro, continue down this road, go straight across at the cross road type junction, proceed down the slope, parking is on the left. River Falls directly in front, with the door at the rear.

What3words///intestine.gadget.minus

Services

All mains services are connected. Gas central heating. Hive heating control.

Tenure

Leasehold for an original term of 999 years. Ground rent £5.00 per annum. All leaseholders are shareholders within the Management Company which own the Freehold and which looks after the day to day running of the common parts, gardens, driveways, external repairs, decorating and maintenance together with building

insurance. There is an annual management charge of £2098.18 (Apr 2025 - Mar 2026)

Rateable Value

£2,400. Actual amount payable £1197.60. 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 South Lakeland District Council 01539 733333.

Broadband

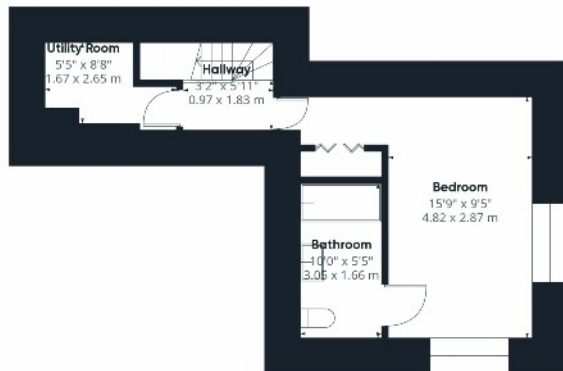
Ultrafast speed potentially available from Fibrus and Openreach of 1000 Mbps download and for uploading 1000 Mbps.

Mobile

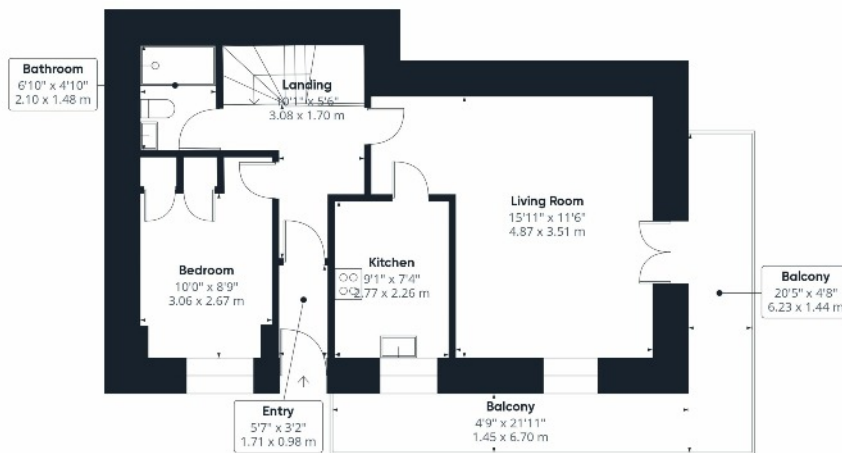
Indoor: Three are reported as 'limited' for both Voice and Data services. EE and O2 are both reported as 'limited' for Voice services and do not report providing Data services. Vodafone does not report providing any services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services. 5G is predicted to be available around this location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.

Broadband and mobile information provided by Ofcom.



Floor 0



Floor 1

MATTHEWS
BENEDICT

Approximate total area⁽¹⁾

863.9 ft²
80.26 m²

Balconies and terraces

201.07 ft²
18.68 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.

GIRAFFE360

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.