



Red Screens

Ellerthwaite House, Ellerigg Road, Ambleside, LA22 9EU

Price £305,000

Red Screes

Ambleside

Sale of a well presented, generously proportioned and well maintained light and airy, self contained one bedroom ground floor apartment. Improved over the years including a contemporary new shower room being installed in 2024. Occupying a superb position, in one of the most desirable locations in Ambleside with lovely country and garden views. The property benefits from its own private entrance whilst also enjoying communal grounds, a gentle stream and private parking. Red Screes is one of six exclusive apartments in Ellerthwaite House.

A versatile property being equally suitable whether as a main residence or second home/retreat as is an ideal lock up and leave. Please note there is a restriction against using the property as a holiday let. Pets are allowed.

Red Screes is set in an elevated position above the most popular Lakeland village of Ambleside, yet convenient for all village amenities, including restaurants, shops, church, primary school etc. The property is also placed well for a plethora of walks from the doorstep onto Sweden Bridge and Fairfield to name a few.

To include carpets and blinds, some contents may be available by separate negotiation.



Accommodation

Double glazed UPVC front door and glazed panels leading into;

Vestibule with partial exposed Lakeland stone wall. Cupboard housing fuse box with plumbing for washing machine. Although the vestibule cupboard has plumbing for a washing machine, it currently houses a fridge/freezer. Leading through to;



Kitchen/Diner

A generous light and airy room with a selection of wall, base and peninsular units with stainless steel sink unit with mixer tap. Appliances include integrated four ring gas hob and electric oven with extractor. TV point. Laminated wood effect floor and part wall tiled. Wall mounted Valliant gas combi boiler. Window hatch through lounge with slate sill and feature slate shelf. Archway leading through to;



Living Room

A spacious light and airy dual aspect room with attractive views over the communal gardens towards to Wansfell Pike. Feature gas fire sat on a black marble hearth. TV point.

Bedroom

Spacious L-shaped double room with sizeable built-in wardrobe with sensor lighting, heating and an electric panel heater. TV and telephone point.



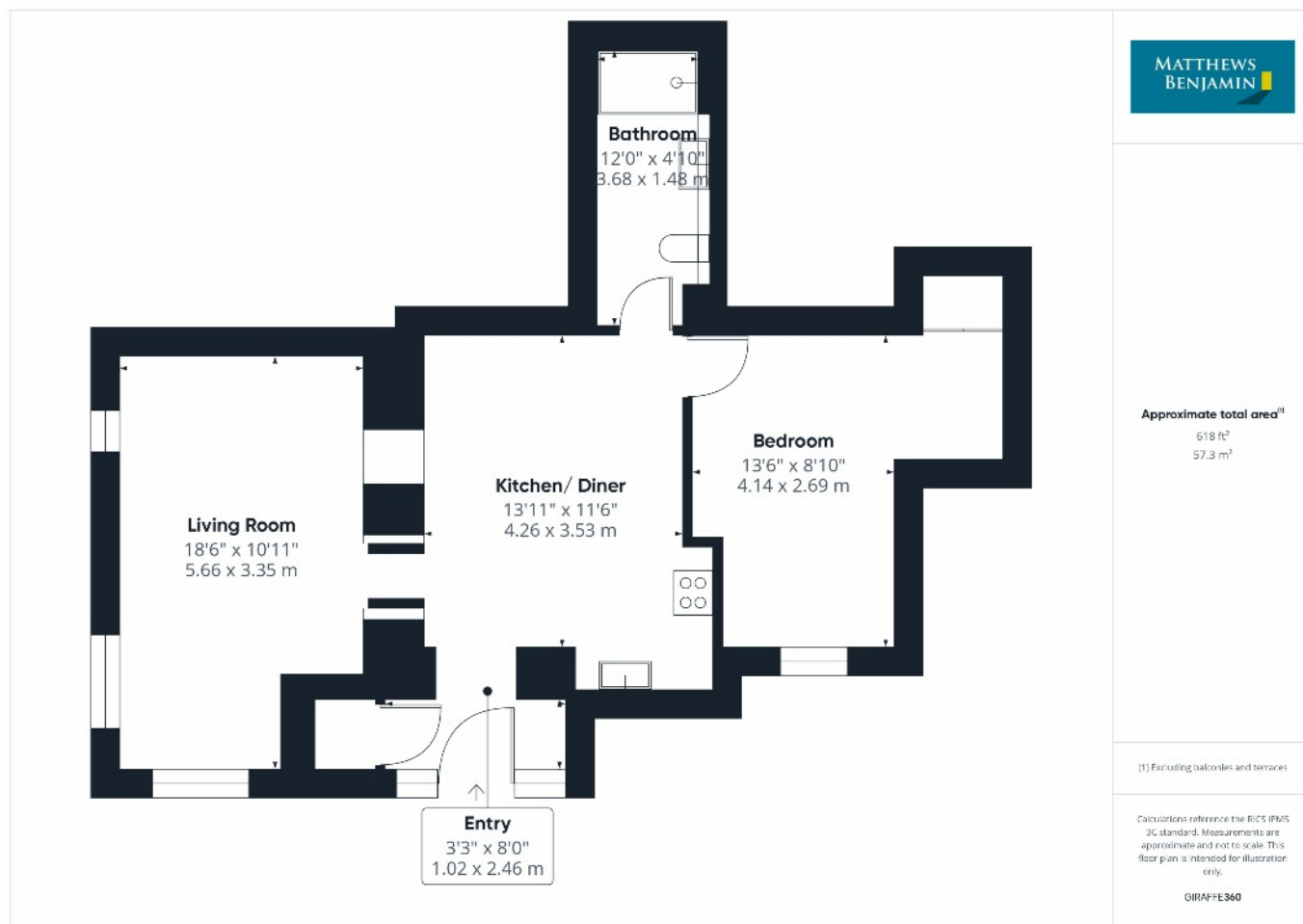
Bathroom

A delightful newly installed (2024) three piece suite comprising large double shower with rain head, vanity wash basin and WC. Electric light/shaver point. Feebo tile effect on the walls and wood effect floor. Wall mounted heated towel style radiator. Extractor fan.

Outside

Delightful private shared gardens with stream and seating area. Additional sun terrace giving fine fell views and sunny aspect. The property has private parking and shared storage rooms.





Services

All mains services connected. Gas central heating.

Tenure

Leasehold for an original term of 999 years from 2002. There is an annual management fee of £600 which goes towards building insurance.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Council Tax Band

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Directions

Head out of Ambleside past the famous Bridge House, once arriving at the mini roundabout, turn right onto Smithy Brow, taking the second left onto Sweden Bridge Lane. Continue up until reaching a fork in the road, turn right onto Ellerigg Road and continue for approximately 100 meters taking the first right into Ellerthwaite House on the right hand side.



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.