



2a Gale Crescent

Lower Gale, Ambleside, LA22 0BD

Guide Price £325,000

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An extremely well proportioned and presented two bedroom two bathroom maisonette. Modernised and refurbished in recent years including the super addition of a second bathroom (En Suite). Assisting to create an excellent light and airy feel with a combination of original features with modern appointments. A lovely permanent residence or weekend retreat with sunny western aspect with superb fell and country views.

2A Gale Crescent forms part of a traditional stone built Victorian property which was divided into 5 in 1962. The property is set in an elevated position commanding lovely fell views with a sunny westerly aspect. The property provides an extremely well proportioned maisonette which has retained some original features including high ceilings and original fire place. With UPVC double glazing and gas central heating.

Benefiting from complete modernisation and refurbishment including new kitchen and bathroom creating a highly desirable property which would be ideally suited as a permanent residence or weekend retreat.

The property is situated above this most popular Lake District town enjoying a sunny westerly aspect. The elevated aspect provides fine fell views towards Fairfield and Loughrigg. The property is set in a convenient location only a two minute walk to the wide variety of local amenities including shops, restaurants, banks and bars etc.



Accommodation

Communal front entrance leading to hallway to front door.

Hallway

With attractive slate tiles.

Kitchen

Quality fitted selection of wall and base units with worktop together with one and a half bowl sink unit with mixer tap. Four ring Samsung electric hob and extractor hood. Integrated appliances include Neff electric double oven, dishwasher, washing machine and fridge freezer. Part tiled walls and tiled floor.



Living Room/Dining Room

Attractive and spacious room with delightful substantial bay window together with high ceiling. Original cast iron fire surround with slate hearth. TV and telephone points. Stunning views over the town towards Loughrigg, Fairfield and Black Fell.



House Bathroom

Attractive white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Heated towel rail and extractor. Cupboard housing Vaillant boiler and shelving. Full floor and wall tiling



Bedroom Two

Generously proportioned double room with recess cupboard and shelving. Glazed Rear Door.

Ensuite

Excellent three piece suite comprising of a corner shower cubicle, WC and pedestal was hand basin. Fully floor and wall tiled. Heated towel rail.



LOWER GROUND FLOOR

Stairs leading to:-

Bedroom One

Large double room including substantial bay window. Extremely spacious double room with recess wardrobes with fitted shelving and hanging space. TV point. Concealed gas meter.



Outside

The property benefits from small terrace to the front with a small selection of shrubs and bushes. Delightful west facing views over the village towards Fairfield Horseshoe, Loughrigg and Black Fell. Parking is to the front of the property on a first come basis with apartments A,B,C and D, with three of these apartments currently second homes. A good number of street parking spaces are also available along Lower Gale.





Directions

From our Ambleside office continue up Kelsick Road bear right onto Old Lake Road. Take the first left and follow this road up then take first left into Low Gale. Continue until approximately half way along and 2 Gale Crescent can be found on the right.

WHAT3WORDS ///remaking.discloses.fraction

Services

All mains services are connected. Gas central heating.

Tenure

Leasehold for an original term of 999 years from 1962. Management charges are paid as and when works are needed, with a current annual service charge of £90.00 per annum (which includes buildings insurance). There are five properties within the property each with a 20% responsibility for maintenance if required.

Ideal as a retirement or permanent home, or weekend retreat. Gale Crescent benefits from the security of knowing that none of the five properties can be commercially holiday let which ensure the peaceful setting is never disturbed by a stream of ever changing neighbours.

Council Tax Band

C

Broadband

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



Floor 0

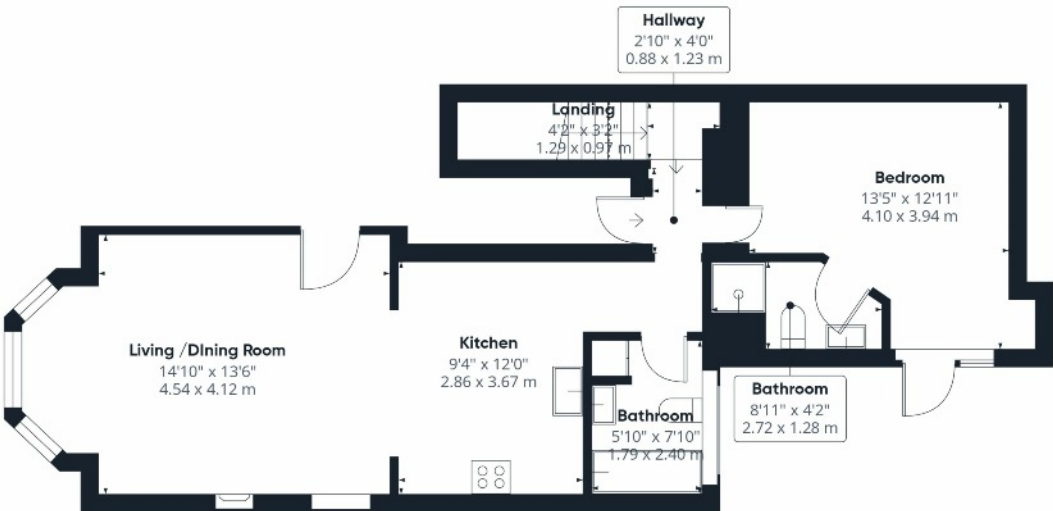
Approximate total area⁽¹⁾
976 ft²
90.5 m²

(1) Excluding balconies and terraces

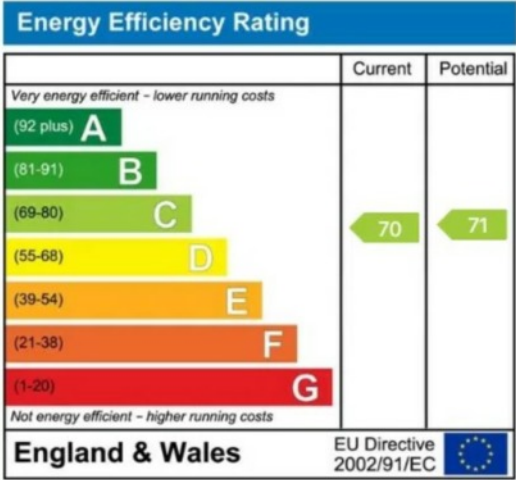
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



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.