



Loughrigg View

Lancaster House, Ambleside, LA22 0AD

Guide Price £425,000

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Sale of an extremely well presented and generously proportioned two bedroom, two bathroom self contained first floor apartment. A spacious light and airy split level property with high ceilings and stunning view towards Fairfield from the feature picture window in the sitting room. The property has the distinct advantage of designated private parking.

Currently a well established and successful holiday letting property. The property has the potential to generate an annual income of circa £28,000. The property is currently Let via Lakelovers and is being sold as a going concern with all forward bookings and the majority of contents.

Although presently a holiday let, the property would equally be suitable as a main residence or second home.

Set within the centre of this most popular Lakeland town in the heart of the Lake District National Park, now designated as a UNESCO world Heritage site. Enviably positioned for a wide variety of amenities including shops, Michelin star restaurants, cafes, public houses and library etc, with endless fell and country walks from the door step and a stones throw from Ambleside bus station. Lake Windermere only a level 10 minute walk away.





Accommodation

External staircase leading to first floor private front door opening into:

Kitchen

A stylish contemporary navy kitchen fitted with a range of larder, wall and base units, complemented by matching worktops and upstands. Integrated appliances include a Neff five ring gas hob with extractor hood, Neff electric oven, Bosch dishwasher, washer/dryer and Bosch fridge freezer.

Additional features include inset ceiling lighting and a concealed Worcester gas central heating boiler. Finished with quality herringbone wood effect laminate flooring. Wide steps with banister lead down to:



Semi Open-Plan Living Room

A beautifully light and airy dual aspect living space enjoying superb views towards Fairfield Horseshoe. Features include a high ceiling, feature pendant lighting and quality Herringbone Karndean Vinyl flooring. Leading to:

Hallway

Herringbone flooring continues through the hallway. Owner cupboard with shelving with additional cupboard housing the consumer units.

Master Bedroom

An attractive triple aspect bedroom with high ceiling, cornicing and feature pendant lighting with secondary double glazing.

En Suite

A three piece white suite comprising of corner Triton shower and cubicle, wash hand basin sat on vanity unit with mono chrome tap and WC. Fully floor and wall tiled, inset lighting with chrome heated towel rail, extractor fan and electric shaving point.

Bedroom Two

A generously proportioned twin room with high ceiling, feature pendant lighting and secondary glazing.

Bathroom

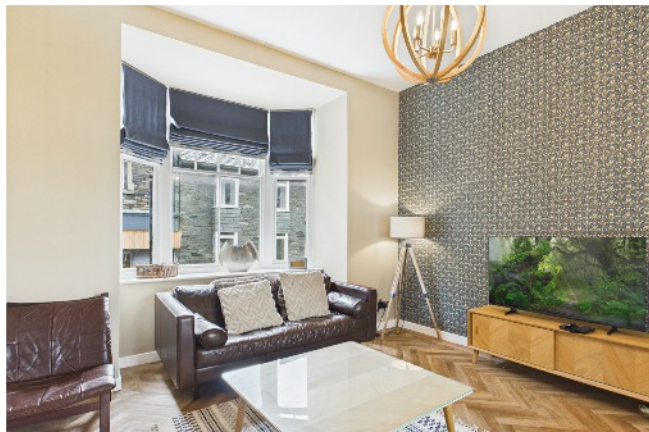
Fitted with a contemporary three piece white suite comprising a P-shaped Jacuzzi bath with rain head and handheld shower attachments, vanity wash hand basin with drawers and chrome monobloc tap and WC. Fully tiled walls and flooring, complemented by a chrome heated towel rail, illuminated mirror, extractor fan and electric shaver point.

Outside

The property benefits from private designated parking.

Tenure

Leasehold Original 999 year lease from 18/12/2002. The property is responsible for 50% of the Building insurance. No service charge.





Services

All mains services are connected with gas central heating.

Directions

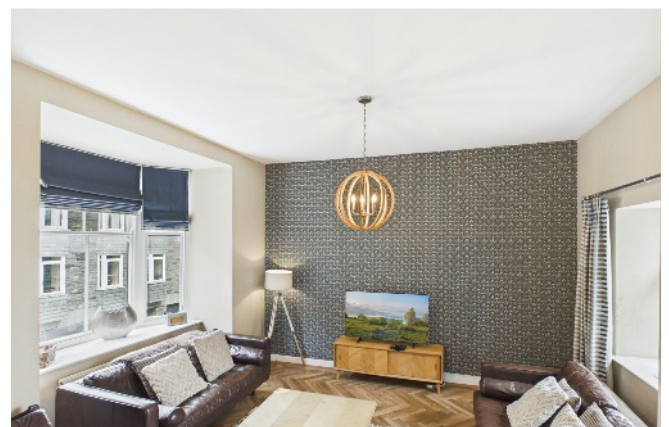
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Business Rates

To be confirmed.

Broadband

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





Approximate total area⁽¹⁾
942 ft²
87.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

