



Flat 1, Lakelands

Waterhead, Ambleside, LA22 0ET

Guide Price £385,000

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A superb and rare opportunity to acquire an excellent two bedroom ground floor apartment positioned adjacent to Lake Windermere with rights to launch a boat, shared private jetty and private parking.

A highly desirable two bedroom ground floor apartment which has been modernised in recent years by the current owners, creating a highly contemporary property with stunning panoramic lake and fell views. This sale offers a rare opportunity to acquire such a property with a total of seven apartments in the building. There is the added advantage of a shared private jetty with the rest of the Lakeland owners as well as rights to launch a boat from the side.

A property which will suit a variety of buyers whether as an ideal weekend retreat or holiday let. The property is currently a well established holiday property generating circa £00,000 pa and is being sold with all forward bookings and majority of contents. Additionally there is a useful communal cellar providing good storage facility along with private store cupboard. Designated private car parking.

Flat 1 Lakelands can be found approximately 50 yards from the head of the Lake Windermere at Waterhead Bay in a stunning position with panoramic lake and fell views close to numerous hotels and restaurants. Only a short ten minute walk to the popular town of Ambleside with a large variety of amenities including banks, post office, shops etc. Endless walks from the doorstep.



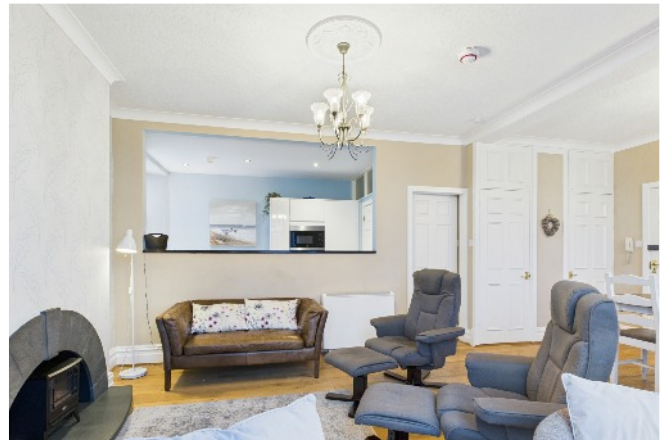


Accommodation

Communal entrance to hallway leading to;
Private front door into;

Living/Dining Room

An excellent light and airy room which is semi open plan with the kitchen. Twin windows including a feature bay window with breathtaking views over Lake Windermere towards Todd Cragg and the Lakeland fells. Lovely oak flooring, electric fire set on a slate hearth with slate surround. Two night storage heaters, cloaks cupboard and airing cupboard. Intercom system. Inner hallway. With oak floor



Kitchen

A semi open plan room with large open wall allowing enjoyment of the stunning lake views and a sociable room with connection to the Living room. A comprehensive selection of white fronted wall and base units with granite worktop and upstands. Stainless steel sink unit with mixer tap. Appliances include a four ring induction hob, combination microwave grill, electric oven, dishwasher and washer/ dryer. Oak floor.





Bedroom One

Spacious double room with fitted wardrobe and dresser. Oak floor and night storage heater.

Bedroom Two

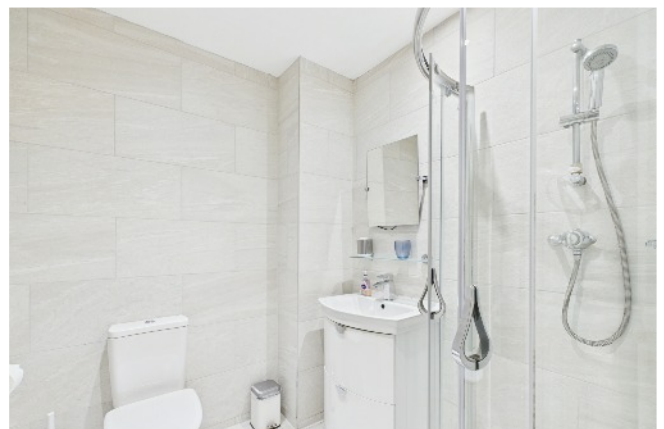
Small double room with fitted wardrobe. Night storage heater.

Shower Room

An attractive white suite comprising corner shower cubicle, WC and vanity wash hand basin. Fully floor and wall tiled. Extractor fan.

Outside

The property has use of communal paved terrace giving stunning panoramic lake and fell views. Each apartment has private designated car parking. The Lakeland apartments own a jetty which is located approximately 150 yards away. There is also the right to launch a boat next to the jetty, as well as rights of way on the YHA road and gardens. Useful cellar providing good storage facility with additional private store room together with communal laundry facilities.





Services

Mains electric, water and drainage. Night storage heating.

Tenure

Leasehold on a 999 year lease from the 1970's. The Management Company own the freehold, with the owner of number 1 having a 1/7th vote. Management fee of £300 per quarter which includes building insurance and general up keep.

Council Tax Band

'E'

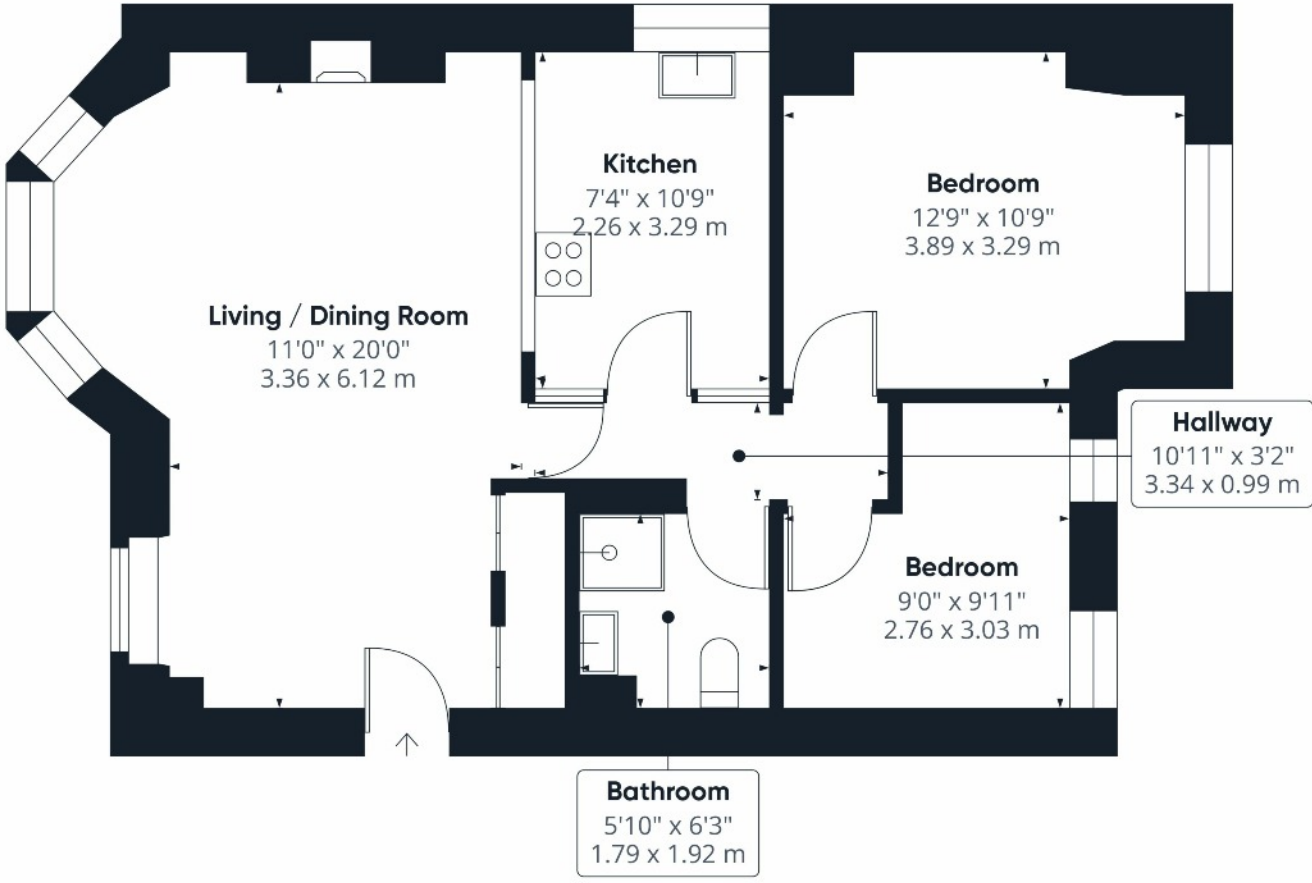
Directions

What3words:///stormed.upholds.armvests

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⁾
627 ft²
58.3 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 | | 77 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (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 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.

