



7 Loughrigg View

Low Gale, Ambleside, LA22 0BB

Guide Price £325,000

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7 Loughrigg View is a well presented self contained, two double bedroom ground floor split level apartment with private entrance and benefiting from private designated parking, patio and small easily maintained garden. The property enjoys spectacular west facing country views from its gently elevated position from the kitchen, living room and private patio towards Todd Crag.

A highly versatile apartment which would be suitable whether as a main residence, second home or as is presently a well established holiday letting property.

The apartment is one of eight apartments held on long 2000 year leases starting from 1st January 1980, in this well established development, which is split into two blocks of four.

Loughrigg View is gently elevated and commands stunning panoramic fell and country views over the village towards Loughrigg and Fairfield Horseshoe. Yet conveniently positioned only a short one minute stroll to all Ambleside's vast amenities including restaurants, bars, post office etc. Whilst having endless fell and country walks from the doorstep.



Accommodation

UPVC front door leading into vestibule currently used as:

Utility/Boot Room

Lakeland slate flagged floor and slate window sill, worktop and plumbing for washing machine. Internal door leading into:



Kitchen

A basic selection of wall, base units and display cabinet with stainless steel sink unit and mixer tap. Four ring gas hob, integrated oven with grill and integrated fridge. Useful cupboard providing shelving and useful storage facility. Consumer unit and concealed wall mounted Valliant boiler. Part wall tiled and floor tiled. Delightful west facing views across the garden towards Loughrigg, Black Fell and Wetherlam/Coniston Old Man. Door leading into:



Lounge

A light and airy room with patio doors allowing access onto the patio with delightful west facing panoramic views from Fairfield Horseshoe to Loughrigg and Black Fell. Gas stove set on a slate hearth. TV and telephone point.



Shower Room

Spacious white three piece suite comprising of double shower cubicle, pedestal wash hand basin and WC. Fully floor and wall tiled with heated towel rail, extractor, wall mounted mirror and light with electric shaver point.



Upper Level

A short flight of stairs lead to the upper landing, with a useful cupboard with shelving.

Bedroom One

Double room with fitted wardrobe.

Bedroom Two

Small double/generous single room.

Outside

The property benefits from private paved patio area and small garden with an attractive selection of planted shrubs and bushes with delightful west face aspect and enjoying panoramic country views towards Todd Crag and Fairfield Horseshoe. Additionally, there is a communal drying area and garden below the private garden and footpath leading to Lake Road. The property benefits from one private parking space for a small/medium vehicle.

Services

All mains services connected. Gas central heating.

Tenure

Leasehold for an original term of 2000 years from 1980. There is currently no service charge or ground rent for the apartment. Maintenance costs are shared between the eight apartments and agreed at a yearly meeting of the owners. The amount paid for the year 2025/2026 was £300.

Broadband

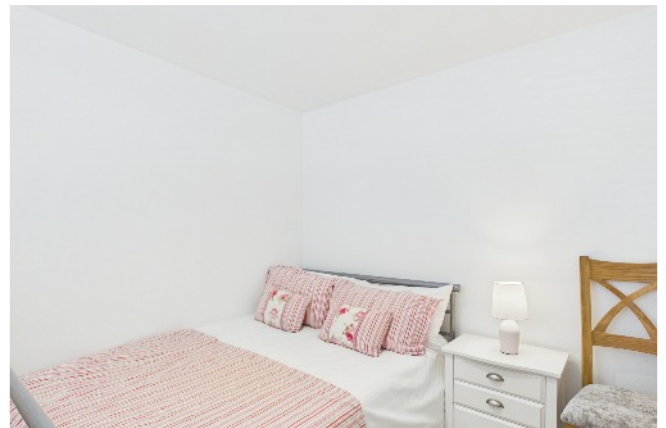
Superfast download speed of 80 Mbps and upload speed of 20 Mbps as per the Ofcom website.

Business Rates

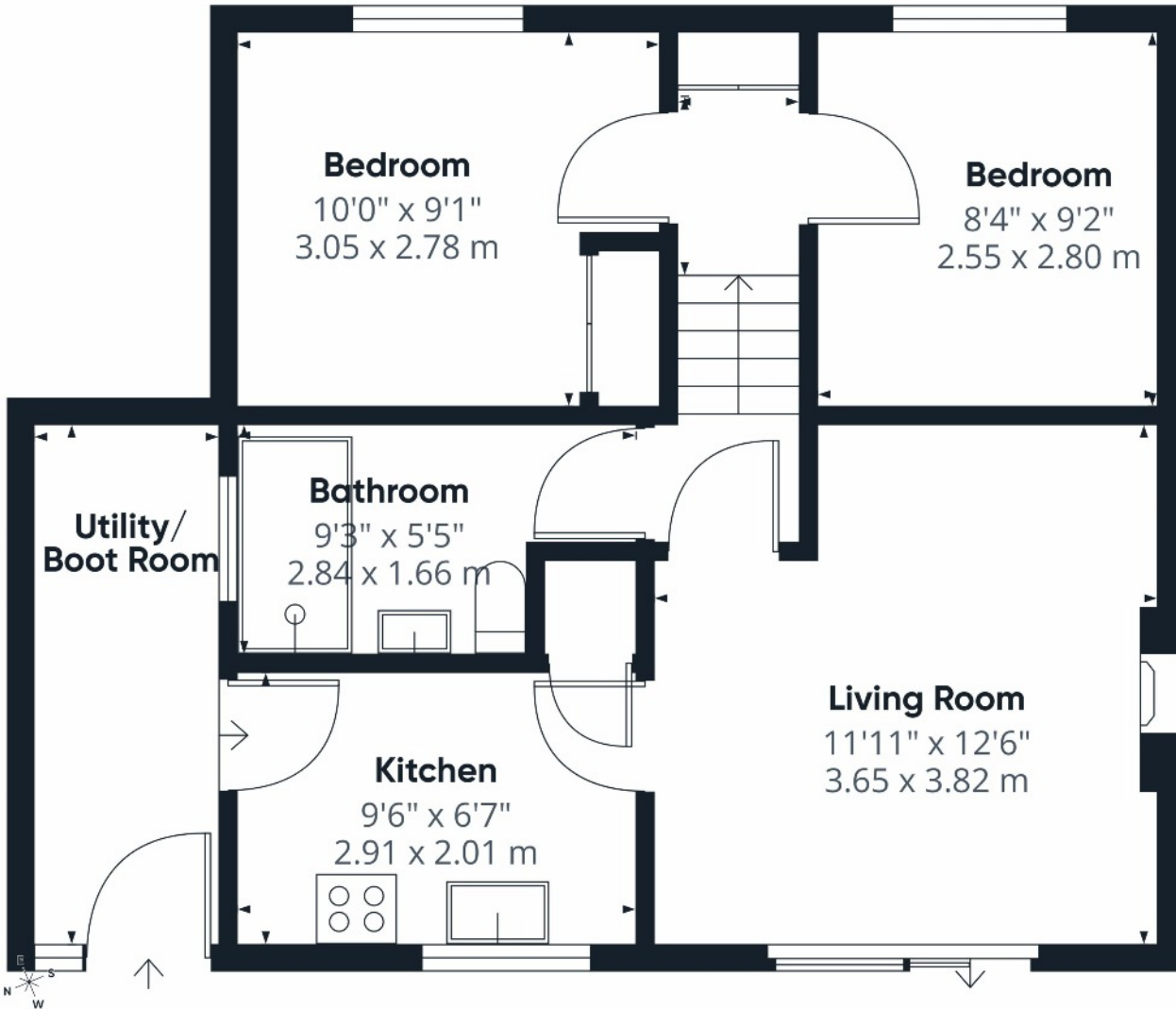
£1,825. Amount payable £850.45. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from Westmorland and Furness District Council 01539 733333.

Directions

What3words///uppermost.thatched.estimates







Approximate total area⁽¹⁾
509 ft²
47.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

