

HACKNEY & LEIGH

Windermere

£145,000

14 Elleray Gardens, Windermere, LA23 1JE

This delightful ground floor 2 bedroom apartment is situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities. The manageable property benefits from double glazed windows and electronically controlled electric radiators. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system. Ideal for single persons or couple.

Quick Overview

Ground Floor over 55's apartment

2 bedrooms

Modern fitted kitchen

Open Plan Living/Dining Room

Contemporary bathroom

Excellent communal facilities

Access and aspect over communal gardens

Parking for guests and residents

Perfectly situated for peace and quiet and amenities

Superfast broadband available*

Property Reference: W6427

2	1	1	D	*Superfast available*	*Residents and guest parking*



Living Area



Living/Dining Room



Dining Area



Kitchen

Enter the secure development through the main communal entrance and via the residents suite, join a hallway which provides access to No 14 at ground floor level. Once inside, the hallway provides you with a built in cupboard useful for cleaning utensils and room for boots and shoes. There is a further cupboard housing the hot water cylinder. Entry security phone.

The open plan living/dining room is well proportioned with ample space for living and room for a dining table. There is access through a door to the rear communal garden areas and a window adjacent with floods this room with natural light.

The recently updated kitchen provides a range of high gloss wall and base units with integrated wine rack, oven and fridge. The contour worksurface incorporates a single drainer sink unit and 4 ring electric Bosch hob with complementary glass splashback and extractor canopy. There is lit shelving to walls and complementary tiling.

There are two bedrooms both of which are located to the rear of the property and have communal garden aspects. Bedroom 1 is a good double space and the adjacent, a single bedroom.

The bathroom offers a contemporary suite which comprises a spa bath with electric shower over, WC and pedestal wash hand basin. Mirrored cabinet and shaver point and extractor fan. The walls are tiled and there is a heated chrome rail.

Accommodation (approximate dimensions)

Coummunal Entrance:

Entrance Hall:

Living/Dining Room: 19' 4" x 9' 8" (5.89m x 2.95m)

Kitchen: 7' 2" x 5' 11" (2.18m x 1.8m)

Bedroom 1: 12' 0" x 7' 8" (3.66m x 2.34m)

Bedroom 2: 8' 1" x 7' 3" (2.46m x 2.21m)

Bathroom:

Parking: There are plentiful parking spaces for both residents' and visitors which require an electronic registration log at the main entrance.

General Information:

Tenure: Leasehold - Remainder of 999 year from 1987. Service charges are payable to Anchor Hanover Group and

are monthly at £255.21 per month which covers the heating and lighting and upkeep of communal areas, maintenance, buildings insurance and contribution to the sinking fund.

Services: Mains water, drainage and electricity.

Council Tax: Westmorland and Furness Council - Band B

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Agents Information: Agents Information: Elleray Gardens is planning a significant investment into the building with the work expected to start in April 2027 and projected to last around 20 weeks. Some of the cost will be covered by the existing sinking fund however a one off payment will be charged to each flat in April 2028. The works are expected to include replacement of the guttering, soffits, barge boards and external redecoration, roof repairs and resurfacing of the driveway. Apart from these repairs an improvement is also being proposed by upgrading the existing double-glazed windows and doors with new UPVC units. The current projected worst case cost for this flat is £15,837. The final cost to be confirmed in September 2027 may be lower and will become payable from April 2028.

The vendor is aware that due to this, a discussion will be required to account for this cost in any agreed sale.

What3words and Directions: ///prone.somewhere.swan Heading out of Windermere village, towards Ambleside on Main Road, turn first left onto College Road and after the Applegarth Hotel turn immediately right into Elleray Gardens. Proceed into the development and into the main entrance and number 14 is situated towards the back of the building on the ground floor.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 1



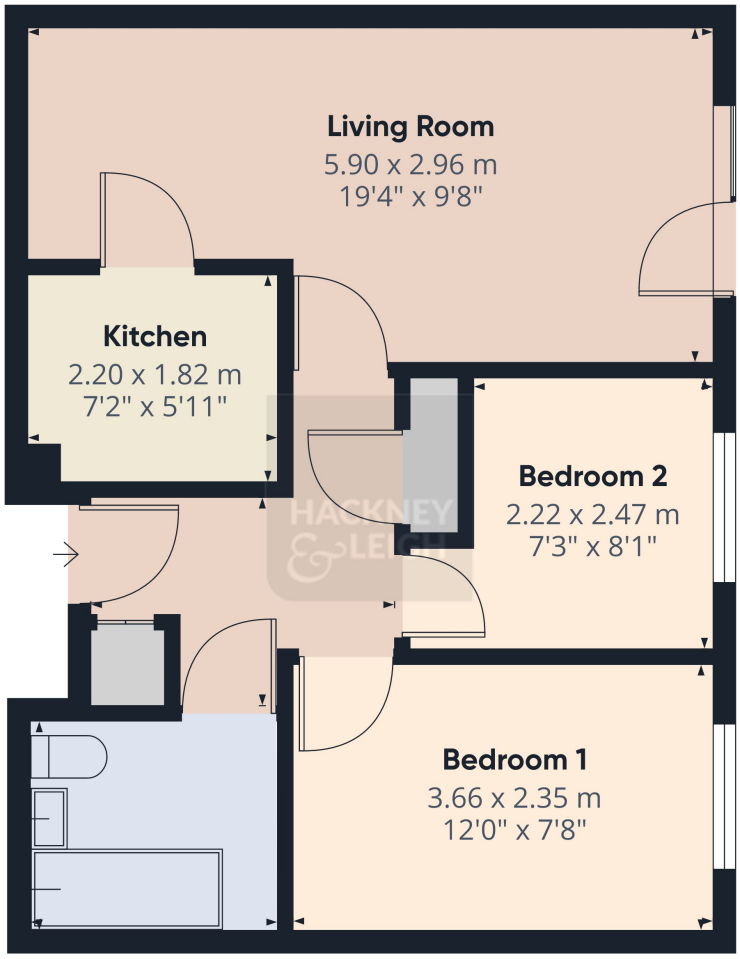
Bedroom 2



Bathroom



Elleray Gardens



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Approximate total area(1)

44.5 m²

480 ft²

(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.

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