



## Windermere

£275,000

Flat 2, 12 Church Street, Windermere, LA23 1AQ

Step into this traditional looking property which offers a ground floor apartment, where a surprising internal modern design meets everyday convenience. Situated close to essential amenities including bus and train station, shops, restaurants and bars, this residence offers a great lock up and leave or successful holiday let investment with opportunity to purchase fully furnished.

### Quick Overview

- 1 bedroom ground floor flat
- Superb presentation throughout
- Extensive Living/Dining Kitchen
- Stylish fitted kitchen
- Contemporary shower room
- Allocated parking to the rear
- UPVC double glazing and electric heating
- Holiday letting investment opportunity
- Close to amenities and transport links
- Ultrafast Fibre Broadband



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Ultrafast  
Broadband



Allocated  
parking

Property Reference: W6314



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen



Open Plan Living/Dining Kitchen

Upon entering the well-maintained communal hallway, you are guided to flat 2. Upon crossing the threshold, you are greeted by a stunning open-plan living kitchen, featuring sleek granite worktops and matching upstands. Equipped with a slimline dishwasher, washing machine and a four-ring Lamona electric hob, this kitchen is both functional and stylish. The concealed extractor fan and integrated wine rack add a touch of luxury, ensuring every detail is finished to a high standard.

The living area, enhanced by natural light from the floor-length windows, offers a cosy yet spacious environment. It provides ample space for a dining table and comfortable seating, making it the perfect spot for relaxation or entertaining. The storage cupboard houses a pressurised water tank and additional cupboard space for coat, boots etc.

Descending into the 'L' shaped bedroom, you'll find a tranquil retreat that balances modern style. A large window creates a bright and inviting atmosphere. There is ample space for drawers and additional storage.

The bathroom continues the theme of high-class finishes, featuring an open shower, WC, sleek sink, and vanity mirror above, all designed with modern elegance in mind.

This apartment is a statement of style and convenience. With its prime location and exquisite finishes, it offers a unique opportunity for investors or buyers searching for a bolthole in the Lake District. Arrange a viewing today.

#### Hallway

**Open Plan Living/Dining Kitchen** 4.05m x 8.04m (13'3" x 26'4")

**Bedroom 1** 3.02 x 5.09m (9'11" x 16'8")

#### Bathroom

**Parking:** Parking space at rear of property

#### Property information

**Services:** Mains gas, water, drainage and electric.

**Council Tax:** Westmorland and Furness Council - Exempt. Rateable value £1,700 per annum

**Tenure:** Leasehold- Remainder of 999 year lease which commenced on April 19 2024. Each flat owner owns an

equal share of the management company- Weaver House Management Co. Ltd.

**What3words and directions:**

///whiplash.searcher.dullFrom Main Road, Windermere, continue along the one way street. At the cross roads, turn right onto High street, and at the next junction, turn left onto the A591, Church Street. Flat 2, 12 communal entrance is on the left hand side.

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

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations:** 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Open Plan Living/Dining Kitchen



Bedroom 1



Bedroom 1



Bathroom



Approximate total area<sup>f</sup>  
69.4 m<sup>2</sup>  
749 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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