



125 Craig Walk, Bowness-On-Windermere  
£240,000



## 125 Craig Walk

Bowness-On-Windermere

A spacious duplex flat within a traditional Lakeland stone building. Situated in a fantastic location, midway between the ever popular Lakeland villages of Windermere and Bowness. Conveniently located for all the local shops, restaurants and bars along with the lake shore. Occupying a stunning elevated position - enjoying commanding views from the upper floors across Lake Windermere and towards the Langdales.

This delightful property presents a unique opportunity to acquire a charming 2 bedroom duplex flat nestled in a sought-after location. Boasting a traditional character, the property offers great living spaces, including a cosy sitting room with versatility to be utilised as an additional bedroom, a kitchen diner with bay windows offering a picturesque view of the front, two generously sized double bedrooms, a modern three-piece bathroom suite, and a convenient cloakroom.

Outside, the property boasts a balcony area at the rear, offering residents a private outdoor space perfect for enjoying a morning coffee or evening glass of wine. Additionally, the property benefits from on-street parking, providing ample space for residents and visitors alike. With its charming facade, versatile living spaces, and convenient location, this delightful property offers a perfect blend of traditional charm and modern comforts, making it an ideal choice for those seeking a comfortable and well-connected home. Don't miss the opportunity to make this property your own and enjoy the best of both worlds in a tranquil setting with easy access to local amenities and transportation services.

- Lovely flat within a traditional Lakeland stone building
- Far reaching views to Claife Heights and The Langdales
- Short stroll to Bowness shops, pubs & restaurants & lake Windermere
- Sold with NO ONGOING CHAIN
- Spacious kitchen/diner with beautiful bay windows looking out to the front
- Rear sitting room which could also be used as a bedroom if needed
- Holiday lets not permitted. Long term letting is permitted
- Balcony seating area to the rear
- Easy access to local transport services
- On street parking

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX BAND CURRENTLY BAND D.**

#### **TENURE:LEASEHOLD**

#### **DIRECTIONS**

From Windermere village proceed down Lake Road passing the Police Station and Craig Manor, turn left into Biskey Howe Road just after the Lonsdale House Hotel. Take the right turn into Craig Walk to find number 125 on the left.

**WHAT3WORDS:**///handfuls.crowds.translated





## FIRST FLOOR

### LANDING

7' 3" x 6' 8" (2.21m x 2.02m)

### SITTING ROOM

13' 4" x 10' 4" (4.06m x 3.16m)

### KITCHEN DINER

17' 5" x 11' 7" (5.31m x 3.52m)

## SECOND FLOOR

### LANDING

4' 0" x 2' 10" (1.22m x 0.86m)

### BEDROOM

13' 8" x 9' 5" (4.16m x 2.86m)

### BEDROOM

12' 1" x 10' 11" (3.68m x 3.32m)

### BATHROOM

10' 5" x 7' 7" (3.17m x 2.31m)

### CLOAKROOM

5' 3" x 2' 9" (1.60m x 0.83m)











# THW Estate Agents

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