



Ambleside

£355,000

Rothay, 14 The Lakelands, Lower Gale, Ambleside, LA22 0BD

Rothay, 14 The Lakelands is situated on the top two storeys of the distinctive and popular Lakelands development, and enjoys the most spectacular views across Ambleside, and also benefits from an allocated car parking space. The apartment is located just a short stroll from the centre of the village which provides a range of shops, restaurants, traditional Lakeland inns, cinemas etc.

Whether you are looking for a private weekend retreat, a holiday let or even a permanent residence then this is an ideal opportunity which is highly recommended for early viewing.

Quick Overview

- Spacious two storey apartment
- Convenient central location in Ambleside
- Perfect opportunity for a holiday let, second home, or permanent residence
- Superb Westerly views from all of the principal rooms
- Private balcony
- 2 Bedrooms and 2 Bathrooms
- Close proximity to local amenities
- Allocated parking space
- No chain
- Ultrafast Broadband available

Property Reference: AM4190



2



2



1



D



Ultrafast
Broadband
Available



Allocated
Parking



Panoramic Views



Living Room



Breakfast Kitchen



Views from Balcony

The welcoming hallway gives access to the lower floor of the apartment, which includes the open plan living room and breakfast kitchen and a downstairs shower room. The hallway has plenty of built-in storage space, ideal for stashing walking poles and boots after exploring the Lake District Fells. From here, you may wander through into the bright and spacious living room, which is flooded with natural light from the large windows. This apartment enjoys outstanding panoramic views over the whole village, Loughrigg Fell, Fairfield Horseshoe, and even to Lake Windermere in the distance!

The kitchen is fitted with cream wall and base units, with wood-effect laminate worktops, and has space for a small dining table; though why would you want to eat indoors, when there is a private balcony! A glazed sliding door opens onto the balcony, a perfect spot to enjoy a morning coffee, or glass of wine on an evening, whilst taking in the fantastic views over Ambleside. This handy kitchen has space and plumbing for an undercounter washing machine and dryer, and integrated appliances include the Beko oven and Bosch 4 ring induction hob, with Bosch cooker hood over, inset stainless steel sink and Bosch microwave.

The three-piece downstairs shower room is modernly decorated, and includes a spacious walk-in cubicle with Aqualisa rainfall shower and handheld showerhead, wall-hung basin, WC and electric chrome heated towel rail.

Stairs lead to the first floor landing, which has useful built-in storage cupboards, one half housing the water cylinder.

Bedroom 1 is a large double room, with an apex window overlooking the church, Loughrigg and the Fairfield Horseshoe beyond; a view that you'll surely never tire of seeing. The room is fitted with a built-in wardrobe and dressing table with drawers and shelving, so there is no need to worry about storage space; this apartment has plenty!

Bedroom 2 is currently used as a twin room, and benefits from the exact same built-in furnishings as bedroom 1, with the same beautiful views over Ambleside and it's surroundings.

Another spacious shower room can be found on this floor, and enjoys lovely natural light from the skylight above. The room is fitted with a large combination vanity unit, wash hand basin and WC, Grohe corner shower unit with rainfall and handheld shower heads, and a chrome electric heated towel rail.

Accommodation (with approximate dimensions)

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Living Room 17' 3" x 11' 9" (5.26m x 3.59m)

Kitchen 9' 6" x 11' 8" (2.91m x 3.57m)

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Downstairs Shower Room

Upstairs Landing 6' 2" x 7' 7" (1.89m x 2.33m)

Bedroom 1 11' 9" x 11' 8" (3.60m x 3.57m)

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Property Information

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Business Rates We understand the property to have a rateable value of £3,400 with the amount payable to Westmorland and Furness Council being £1,696.60, though the current owners enjoy the benefit of Small Business Rate Relief.

Services The property is connected to mains electricity, water and drainage, and uses electric heating.

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Ambleside Overview Limited owns the Freehold and the owners of the 17 individual properties each hold one share in the company. We understand there is a substantial sinking fund already established to cover any exceptional future repairs.

Broadband Ultrafast Broadband available - Openreach and Fibrus networks.

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

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Bedroom 1



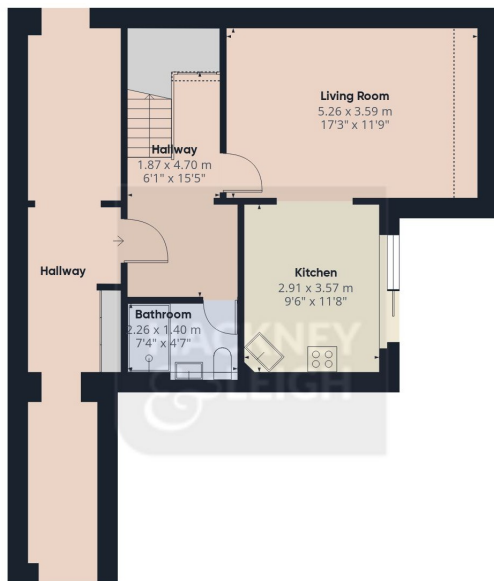
View from Bedroom 1



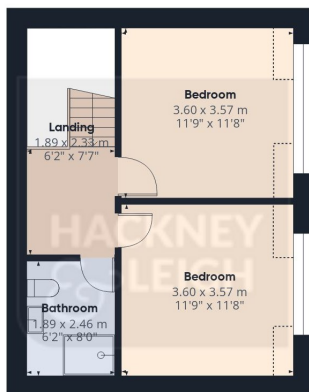
Bedroom 2



Upstairs Bathroom



Floor 0



Floor 1



Approximate total area⁽¹⁾

80 m²

862 ft²

Reduced headroom

3.5 m²

37 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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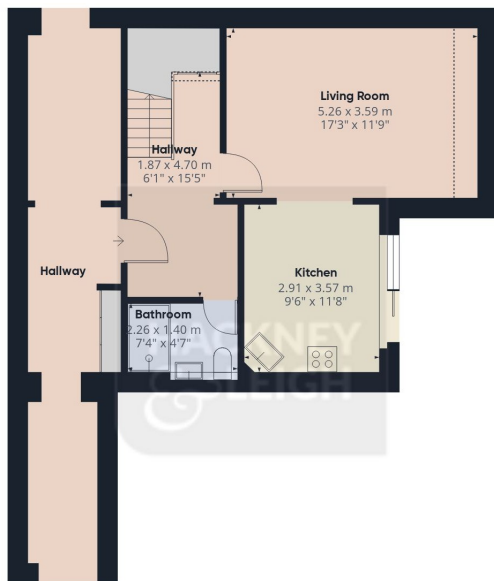
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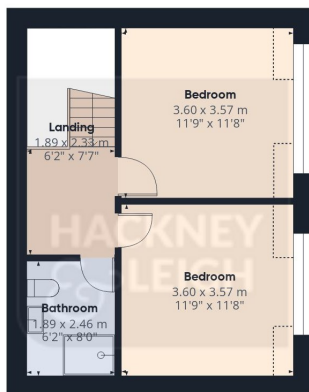
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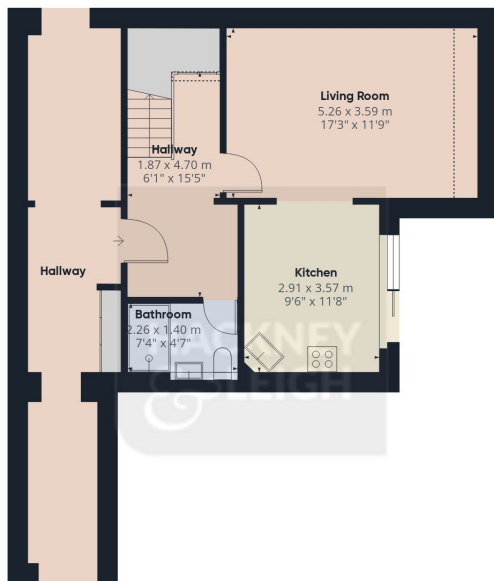
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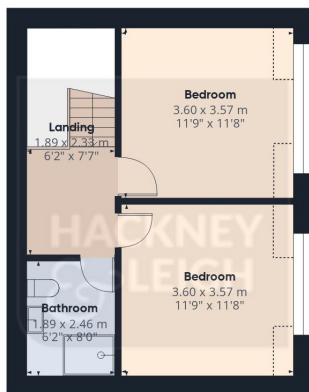
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