



Bowness-on-windermere

£235,000

35 Quarry Rigg, Bowness-on-windermere, LA23 3DT

Located within the ever-popular Quarry Rigg development, this beautifully presented two-bedroom apartment offers an exceptional opportunity to acquire a stylish home in one of the Lake District's most sought-after locations. Enjoying delightful lake views and the added benefit of an allocated parking space, properties of this calibre and position are rarely available.

Fixtures, fittings and contents are included

Quick Overview

- Highly desirable Quarry Rigg development
- Two well-proportioned bedrooms
- Beautifully presented throughout
- Spacious open plan Living/Dining area
- Contemporary bathroom
- Delightful lake views
- Allocated private parking space
- Excellent holiday letting history
- Central location to all amenities including transport
- Superfast broadband available*

Property Reference: W6399



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Superfast
available



Allocated
parking space



Living/Dining area



Living Area



Kitchen



Bedroom 1

Presented to a high standard throughout, the apartment is equally suited as a successful holiday let investment, a comfortable permanent residence, or an idyllic second home. Its versatile appeal, combined with an enviable central location, makes it an outstanding choice for a wide range of buyers.

From the communal stairwell, the property is accessed at second floor level and leads into a tiled entrance hall with useful storage cupboard, for cleaning products and coats, boots etc.

The generous living/dining area has wood effect flooring and is wonderfully light filled and has rooftop views across to Lake Windermere which enhances the rooms enjoyment. It is roomy enough for living room furniture and a dining table and chairs. Adjacent the kitchen is compact but offers all you would need to prepare a meal. With a range of wall and base units and contour worksurface with inset sink unit. There is an integrated washing machine, oven with 4 ring electric hob and tiled splashback. Recess for fridge freezer, tiled floor and window with super rooftop Lake Views.

The inner hallway offers a further built in cupboard. There is access to both double bedrooms which again enjoy good natural light and aspect to the front.

The contemporary bathroom offers a tiled panelled bath with electric shower over, WC and vanity wash hand basin with vanity mirror above. A wall mounted electric heater is fitted, heated rail and the floor and walls offer complementary tiling. Views to the Lake can also be seen from this room.

Step outside and you're just moments from your allocated parking space and from the shores of Lake Windermere and the vibrant heart of Bowness village. An excellent selection of independent shops, cafés, restaurants, bars and attractions are all within easy walking distance, allowing you to enjoy the very best of this thriving Lakeland destination.

Accommodation (approximate measurements):

Second Floor Entrance

Entrance Hall:

Living Dining Room: 15' 3" x 14' 1" (4.65m x 4.29m)

Kitchen: 7' 11" x 5' 10" (2.41m x 1.78m)

Bedroom 1: 13' 4" x 9' 2" (4.06m x 2.79m)

Bedroom 2: 9' 1" x 8' 1" (2.77m x 2.46m)

Bathroom:

Property Information:

Tenure: Leasehold. The lease is 999 years from September 1995, ground rent is £16 per annum and a service charge £595 a quarter payable to Quarry Rigg Management.

Services: Mains water, drainage and electricity. Double glazed windows and electric radiators.

Business rates: Business Rates - The property is subject to Business Rates and benefits from rate relief.

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 Windermere Sales Office.

What3Words and Directions: ///speeding.takes.doghouse
From Windermere proceed on New Road continuing onto Lake Road into Bowness. Turn right at the roundabout onto Rayrigg Road, follow the road for approximately 300 yards and take the turning onto Quarry Brow on the right, follow the road around and at the top of the hill bear right onto the Quarry Rigg development. On foot walk through to the front of the development where the parade of shops are and bear left continue past the shops to the Italian Restaurant and the stairwell access is immediately to the left.

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 £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 2



Bathroom



Parking area



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