



Windermere

£200,000

7 Mylnegarth, Oak Street, Windermere, LA23 1EN

Located on the fringes of the charming centre of Windermere, this recently completely renovated three-bedroom apartment offers a unique blend of historic grandeur and contemporary luxury. On the second floor of this imposing historic building which has been transformed into an easily managed, 2 bedroom apartment with contemporary finishes - perfect for a local, seeking a comfortable starter home or downsize.

Quick Overview

- Conversion of historic property
- 2nd floor apartment
- 2 bedrooms
- Contemporary style throughout
- Open plan living kitchen diner
- UPVC double glazing and gas central heating
- Local occupancy clause applies
- Within easy reach of all amenities in the village
- Excellent transport links
- Ultrafast broadband available*



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Ultrafast
available



Permit parking for
resident

Property Reference: W6296



Entrance Hall



Living area



Open Plan Living/Kitchen Area



Kitchen

The property is entered via a ground floor entrance to the side of the building with security entry phone. An internal staircase leads to the second floor and entrance to No 7. Beyond the hallway offers built in storage housing gas fired boiler and access to loft.

The open plan L shaped living/dining/kitchen area gives overall good space and the room is clearly defined into the living and dining area with ample space for furnishings. There is a dormer window providing good natural light. Within the kitchen is the range of high gloss wall and base units with contour worksurface incorporating a single drainer sink unit and feature mixer tap. Integrated items include a fridge and freezer, dishwasher, washing machine, electric hob with extractor over and undercounter oven.

The inner hall provides access to two bedrooms both of which are bathed in light from Velux rooflights. One is a good double and the other a single. The bathroom is fitted with a contemporary suite which is fully tiled and offers, WC, vanity wash basin, tiled panelled bath with shower over. Chrome heated rail and extraction.

Outside there is on street parking with permits available from the Council for permanent residents.

Accommodation (Approximate measurements):

Ground Floor Communal Entrance:

Second Floor Entrance:

Entrance Hall:

Open Plan Living/Kitchen area: 17' 6" x 14' 7" (5.33m x 4.44m)

Bedroom 1: 13' 6" x 9' 2" (4.11m x 2.79m)

Bedroom 2: 8' 8" x 7' 1" (2.64m x 2.16m)

Bathroom:

General Information:

Tenure: Leasehold. The property will be subject to a new 999 year lease, currently being formalised.

Services: Mains gas, water and electricity. Gas fired central heating to radiators. The apartment also has solar panels which offer potentially 'free' electricity at times.

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.

What3words and Directions: [///huts.intend.blunt](http://huts.intend.blunt)

Traveling down the A591, turning left into Victoria Street following the one way system, bearing left into Crescent Road, carry on down Crescent Road and turn left into Oak Street. Proceed past the entrance to Havelock Road and Hazel Street on the left and the property is found on the left with the entrance to No 7 located on the left hand side of the building

Local Occupancy clause: The purchaser must be local and must have lived or worked in the South Lakes area 3 years prior to purchase.

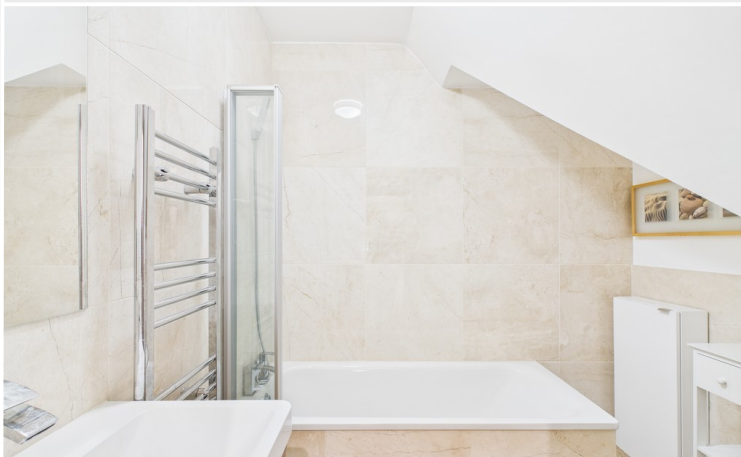
Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at 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 1



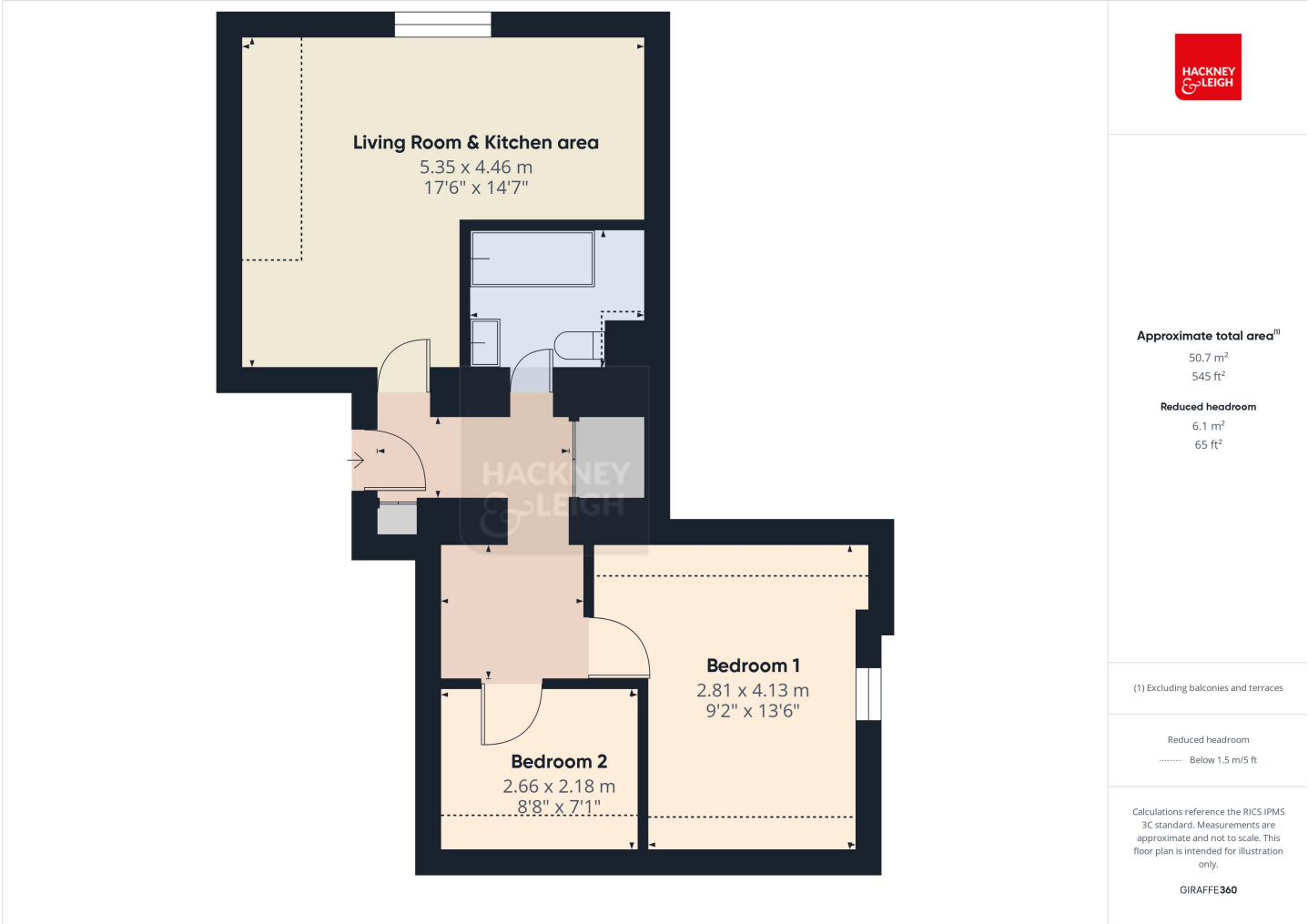
Bedroom 2



Bathroom



Front elevation



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/08/2026.

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