



4 Wansfell Tower Court

Lake Road, Ambleside, LA22 0DD

Guide Price £274,950

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Number 4 is a well proportioned two bedroom maisonette apartment with an open plan lounge kitchen and dining area with generous windows to enable you to make the most of the super fell views to front. The property is currently using the smaller bedroom as a utility/laundry room offering super storage too. Added advantage having its own private designated parking space.

The property would suit a wide range of purchasers, whether as an ideal family or retirement home, or equally as a desirable holiday property. Positioned on the sought after south side of Ambleside and is conveniently positioned within a short, level five-minute walk of the town centre. All local amenities are close at hand, including shops, restaurants, the Post Office, a primary school, churches and playing fields. There are endless walking opportunities directly from the doorstep, with Lake Windermere also just a short stroll away.



Accommodation

UPVC semi glazed front door opens into a wide and welcoming entrance hall, featuring an open staircase with wall mounted gas central heating boiler underneath. Concealed electric and gas meters and providing a useful cloaks/storage area



Bedroom Two

A small double room, currently utilised as a utility/cloakroom, with plumbing for a washing machine, ample useful storage and laminate wood effect flooring.



First Floor Landing

Leading to;

Living Kitchen Diner

A bright and attractive open plan space. The kitchen comprises of a range of wall and base units with work tops, stainless steel sink with mixer tap, partially tiled walls and extractor fan. Integrated appliances include a four ring gas hob, electric oven, and fridge freezer. The living area benefits from a wall mounted electric fire, TV point, and a stunning picture window offering far reaching views towards Fairfield Horseshoe and Red Screes. Dining area.

Steps leading to;

Bedroom One

A generously proportioned double bedroom with TV point and a south facing window allowing plenty of natural light.



Bathroom

Fitted with a white three piece suite comprising of a paneled bath with shower over, wash basin and WC. Additional features include a heated towel rail, electric shaver point, and extractor fan.



Outside

Private designated parking space for one vehicle.

Services

All mains services connected. Gas central heating.

Tenure

Leasehold. A 999 year lease dated from 11th November 1973 to 11th November 2972. The Freehold is owned by the Management Company, with each of the nine apartments holding one share. Monthly service charge: £140 PCM.

Council Tax Band

B

Directions

What3words///amphibian.tube.commuting

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾

563 ft²
52.3 m²

Reduced headroom

12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.