

Windermere

£139,950

114 Elleray Gardens, Windermere, Cumbria, LA23 1JE

This delightful 2 bedroom apartment at 114 Elleray Gardens is situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities, benefiting from double glazed windows and electronically controlled electric heating. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

Quick Overview

- 2 Bedroom, first floor apartment
- 1 Reception room, 1 bathroom
- Peaceful location
- Communal gardens
- EPC band B
- Close to amenities
- Very good decorative order
- Over 55's development
- Communal and off road parking
- *Superfast Fibre broadband available

Property Reference: W6217

2	1	1	B	*Superfast Fibre Broadband*	*Communal and off road parking*



Hallway



Bedroom 1



Bedroom 2



Lounge

Location: With its prime location, from Hackney & Leigh Windermere office, proceed along College Road taking the last left into Elleray Gardens. Proceed into the development and park at the main entrance, number 114 Elleray Gardens is situated in the middle of the building on the first floor. Don't miss the chance to make this delightful property your new home.

Parking: Please note, that guests when parking in the communal parking area, need to register their car using the touch pad in the entrance hall.

Property overview: Step inside this inviting home featuring two bedrooms. Bedroom one offers built in wardrobes and ample space while the second bedroom also offers built in wardrobes but can be easily adapted to suit your lifestyle, whether as a guest room, study, or hobby space. Both bedrooms overlook the lovely communal garden. A well-maintained bathroom with a vanity unit and Mira shower over bath completes the accommodation. There is a hallway cupboard offering extra hanging and storage space and a second cupboard housing the recently installed Gledhill pressurised hot water cylinder/system.
The well-appointed living space exudes comfort and warmth. The lounge area is bathed in natural light, creating a welcoming atmosphere ideal for relaxation or entertaining guests. The adjoining kitchen is thoughtfully designed offering oak cupboards, cooker with back splash and space for a fridge/freezer.
Situated within a community that values peace and privacy, this property benefits from a restrictive covenant ensuring it remains a haven for those aged 55 and over.
The main security features include security entry telephone, emergency pull cord alarm system in every room, CCTV outside, fire doors and onsite warden. There is also a guest bedroom which the residents can book for a small charge for relations to use when they visit and a communal laundry room too.

Accommodation: (with approximate measurements):

Hallway

Living/Dining room 19' 5" max x 9' 9" max (5.92m x 2.97m)

Kitchen: 7' 1" x 6' 0" (2.16m x 1.83m)

Bedroom 1 12' 0" x 7' 9" (3.66m x 2.36m)

Bedroom 2 8' 9" max x 7' 9" into wardrobes (2.67m x 2.36m)

Bathroom

Request a Viewing Online or Call 015394 44461

Property Information:

Services: Mains electricity, water and drainage connected.

Tenure: We understand that the flat is Leasehold for the term of a 150 years from 1989 with a monthly service charge of £247.99.

Council Tax: Westmorland and Furness Council - Band B.

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: ///harder.landowner.towers

Agents Information: Elleray Gardens is planning a significant investment into the building with the work expected to start in April 2027 and projected to last around 20 weeks. Some of the cost will be covered by the existing sinking fund however a one off payment will be charged to each flat in April 2028. The works are expected to include replacement of the guttering, soffits, bargeboards, external doors and windows, external redecoration, roof repairs and resurfacing of the driveway. We are still awaiting full costings and schedule of works although it is anticipated that the cost for this flat is estimated at £15,837. This figure will only be confirmed in September 2027 and will become payable from April 2028.

The vendor is aware that due to this, a discussion will be required to account for this cost in any agreed sale.

Notes: *Checked on https://www.openreach.com/14-04-2025 - not verified.

Mobile Coverage: EE, Three, O2 and Vodafone.

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).



Lounge



Kitchen



Kitchen

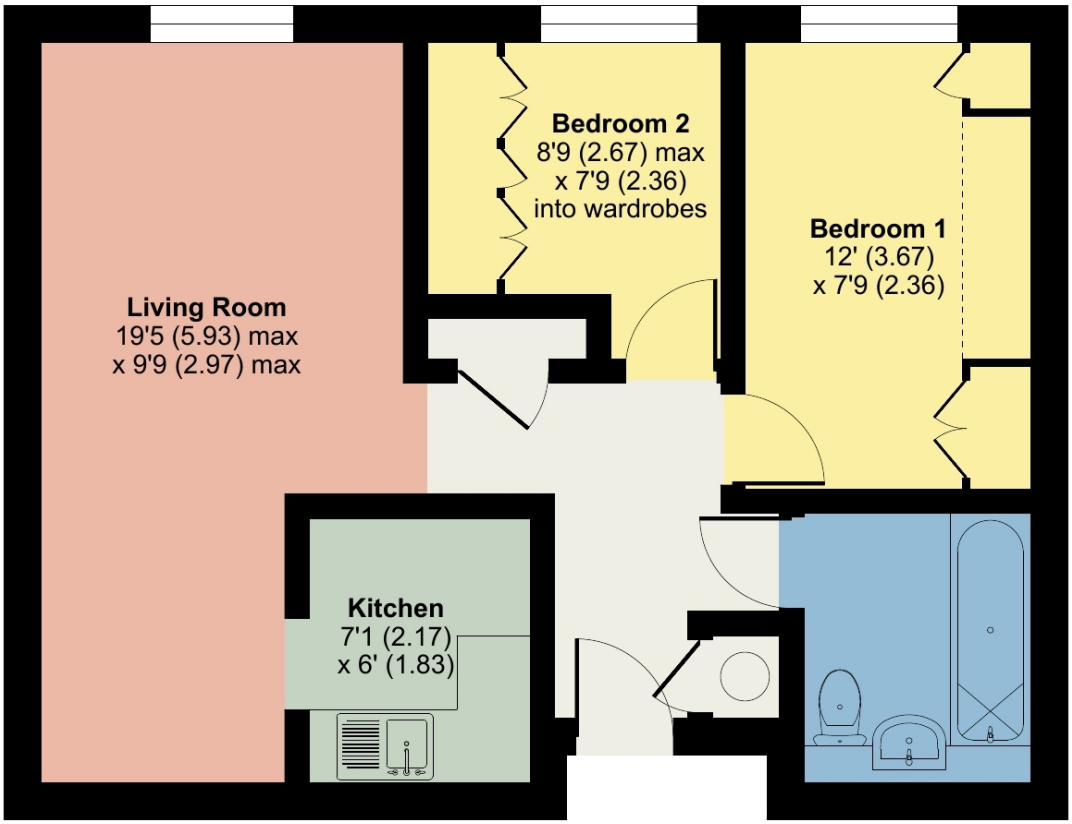


Communal Gardens

114 Elleray Gardens, Windermere, LA23

Approximate Area = 518 sq ft / 48.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1268185

A thought from the owners...

'The place is in great shape and we wish we could stay. It has new paint, ceiling lights, door hardware, laminate flooring, as well as an updated bath and cottage-style kitchen with wood cabinetry.'

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 16/04/2025.