



**HACKNEY
& LEIGH**

Ambleside

£525,000

1 Romney Grange, Waterhead, Ambleside, Cumbria, LA22 0HD

Located in the extremely popular and prestigious Romney Grange Development at Waterhead, this superb 2 bedroomed apartment enjoys the best of all worlds - fabulous views over Lake Windermere to the surrounding fells beyond, combining with bright airy and spacious accommodation - absolutely perfect whether you are seeking an idyllic permanent home, holiday let or a weekend retreat.

Quick Overview

Magnificent views of Lake Windermere and fells beyond

Spacious apartment

Ground floor lateral living

Open plan living area

2 Double bedrooms

Private patio with seating area

Opposite passenger jetties at Waterhead

Beautiful well maintained communal gardens

Private undercover parking with EV charging

Superfast broadband available



2



2



1



C



Superfast
Broadband
Available



Private
Undercover
Parking

Property Reference: AM4090



Living Room



Living Room View



Dining Area



View of Lake Windermere

Having its own private entrance, high ceilings and a fabulous bay window in the large living room showcasing the breath-taking views of Lake Windermere and the surrounding fells, this apartment really is one not to miss! 1 Romney Grange welcomes you via its own private entrance complete with intercom. The entrance hall with a useful, storage cupboard leads to the delightful, spacious open plan living area boasting views of Lake Windermere, the Langdales and Loughrigg Fell.

Upon entering the living room you are spoilt for choice when it comes to choosing an aspect in which to admire the spectacular landscape from, whether it be from the dining area, living room or the integral seating in the large bay window you will be able to soak up the phenomenal views this property offers.

The elegant living room is a versatile space, with high ceilings large windows offering relaxation and dining combined and the electric flame effect fire and marble surround is a focal point, perfect for cosy evenings. From the living area you have access out on to a private patio to the front of the property giving you stunning views of Lake Windermere and surrounding fells, a perfect place to retreat or entertain whilst taking in the breathtaking landscape.

The kitchen has a range of white wall and base units with integrated appliances microwave, oven, hob, dishwasher and fridge freezer. Laminated work surfaces with inset sink and drainer, tiled walls and tile effect laminate flooring.

Leading from the internal hall you will discover two large and comfortable double bedrooms, the master having fitted double wardrobes and dressing table unit plus stylish ensuite, fully tiled with a walk in shower, WC and vanity unit, complete with touch light mirror for convenience, and stylish ladder radiator. The second double bedroom also has a fitted wardrobe with dressing table, currently with two single beds and sofa - a spacious room perfect for guests.

The family bathroom comprises a three piece suite bath with shower over, WC and pedestal hand basin.

Outside the property, along with private patio area which can be accessed from the patio door in the sitting room, there is the delight of approximately two acres of beautiful landscaped communal gardens with breathtaking views of the surrounding Lakeland scenery including Lake Windermere and its dramatic mountain backdrop. The upper terraces and barbecue area of the garden in particular are well worth visiting to see this dramatic panorama. There is a dedicated covered car parking space benefiting from an EV charging point.

Situated a quarter of a mile from Borrans Park and just a short stroll from the centre of Ambleside, Romney Grange is located almost opposite the passenger jetties at Waterhead and within walking distance to the village centre amenities.

Accommodation (with approximate dimensions)

Private Entrance

Entrance Hall 8' x 5' 5" (2.44m x 1.65m)

Open Plan Living Room and Dining Room 20' 8" x 20' (6.3m x 6.1m)

Kitchen 18' 7" x 9' 6" (5.66m x 2.9m)

Bedroom 1 18' 6" x 10' 9" (5.64m x 3.28m)
En-suite shower room.

Bedroom 2 16' 2" x 10' 5" (4.93m x 3.18m)

Bathroom

Property Information

Directions Leaving Ambleside on the A591 heading south towards Windermere this luxury development is found by turning left immediately before the traffic lights at Waterhead onto the private driveway. Continue up the driveway and the covered parking is found in the lower tier and number 1's parking is located a short way on the right hand side. The private entrance for No.1 can be found to the right just before entering the covered parking area.

Services Mains water, drainage and electricity are connected to the property.

Tenure We understand this property to be leasehold for a term of 999 years from 1988. We understand that the current service charge for the year is £2,925.65. The service charge includes all external painting, decorating and cleaning and the maintenance of communal areas, gardening, window cleaning, annual smoke and fire alarm maintenance, lift maintenance, sky satellite dish and building insurance. Each of the owners in the development is a shareholder of the Romney Grange Management Company who own the freehold. The annual ground rent is £25.

Council Tax Westmorland and Furness Council - Band G.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices. The EPC rating for 1 Romney Grange is 'C'.

What3Words ///lifetimes.blogging.pelt

Note *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage-on-25/11/2024>.

Anti-Money Laundering Regulations (AML) 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



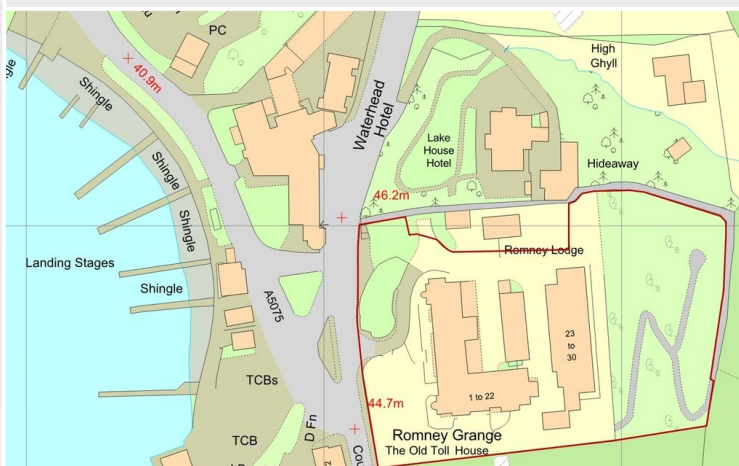
Bedroom 1



Bedroom 2



View of Lake Windermere

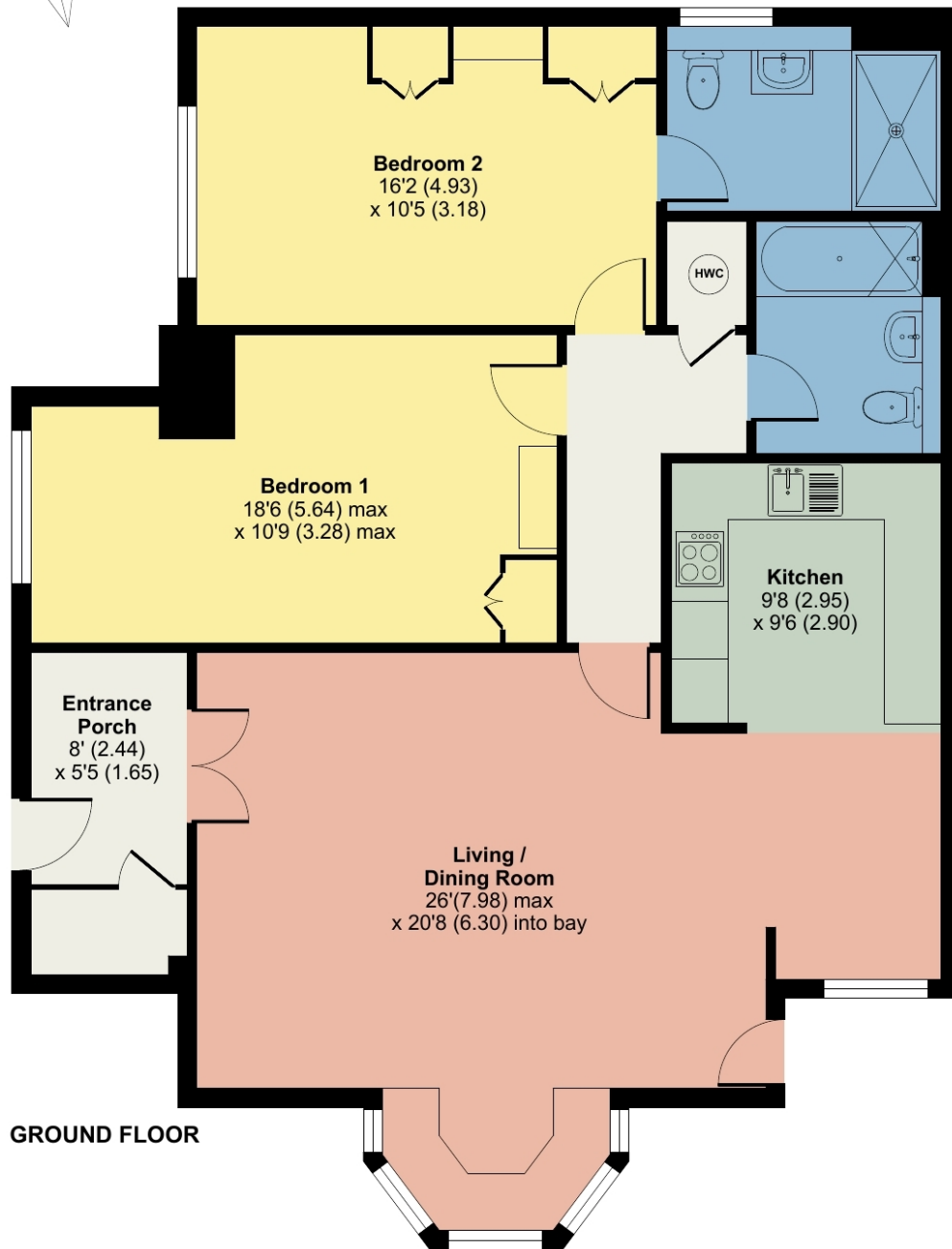


Ordnance Survey Map Ref M4P-01194966

1 Romney Grange, Waterhead, Ambleside, LA22

Approximate Area = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1215784

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