Bowness-on-Windermere

£149,500

46 Helm Close, Bowness-on-Windermere, Windermere, LA23 3AZ

46 Helm Close is a two bedroom second floor apartment which is ideal for first time buyers with accommodation comprising of living / dining room, 2 bedrooms and a bathroom. UPVC glazed windows, gas central heating, communal parking and gardens. Local occupancy conditions apply.

Quick Overview

2 Bedroom, 2nd floor flat

One reception room and 1 bathroom

Village Location

Communal Gardens

EPC Band B

Close to amenities

Redecorated in last few years

Local Occupancy conditions apply

Communal parking

*Superfast Broadband available of 75Mbps

Property Reference: W6198

2 | 1 | 1 | B | *Superfast Broadband* | *Communal Parking*

Open Plan lounge/dining room

Lounge/dining room

Kitchen

Kitchen

Situated in an elevated position above Bowness within a few minutes walking distance to Bowness Village, this accommodation is in a convenient location for all the amenities Bowness has to offer. 46 Helm Close is a two bedroom second floor apartment which is ideal for first time buyers with accommodation comprising of living/dining room, 2 bedrooms and a bathroom. UPVC glazed windows, gas central heating, communal parking and gardens. Local occupancy conditions apply.

You enter the building through a communal area, which houses private lockable storage facility for bikes and outdoor gear then proceed up the stairs to the second-floor apartment.

You are greeted by a long hallway that leads off the 2 well-proportioned bedrooms, the family bathroom with over shower bath, wash basin with vanity unit and WC. The kitchen includes a gas cooker, space for washing machine and tumble dryer as well as sufficient wall and base cupboards as well as housing the Worcester combi boiler unit. The lounge/dining area is at the end of the hallway, with windows that overlook the rooftops and Claife Heights to the side. The home benefits from a new bathroom, new carpets and redecoration during covid times.

Accommodation: (with approximate measurements):

Living Room 17' 2" x 9' 10" (5.23m x 3m)

Kitchen 12' 1" x 7' 2" (3.68m x 2.18m)

Bedroom 1 14' 0" x 10' 6" max (4.27m x 3.2m)

Bedroom 2 14' 0" x 10' 0" max (4.27m x 3.05m)

Bathroom

Property Information:

Outside: Communal gardens and communal parking.

Property Information:

Services: Mains water, drainage and electricity. uPVC double glazed windows and gas central heating to radiators.

Request a Viewing Online or Call 015394 44461

Directions: From the centre of Windermere proceed down Lake Road into Bowness turning left into Helm Road just past the "Lakeland" shop. Continue up the hill and turn right opposite The Ro Hotel, turn into Helm Close and park in the communal parking. No 46 is in the block at the back of the development of the parking area with paving leading to the communal entrance.

Tenure: Long leasehold with a residue of 125 year lease from 1984. We are advised there is a maintenance charge for the communal areas, buildings insurance and ground rent which for 2024/2025 totals £452.80.

Council Tax: Westmorland and Furness Council - Band B.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: ///zealous.clubbing.basic

Notes: *Checked on https://checker.ofcom.org.uk 14-04-2025 - not verified.

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

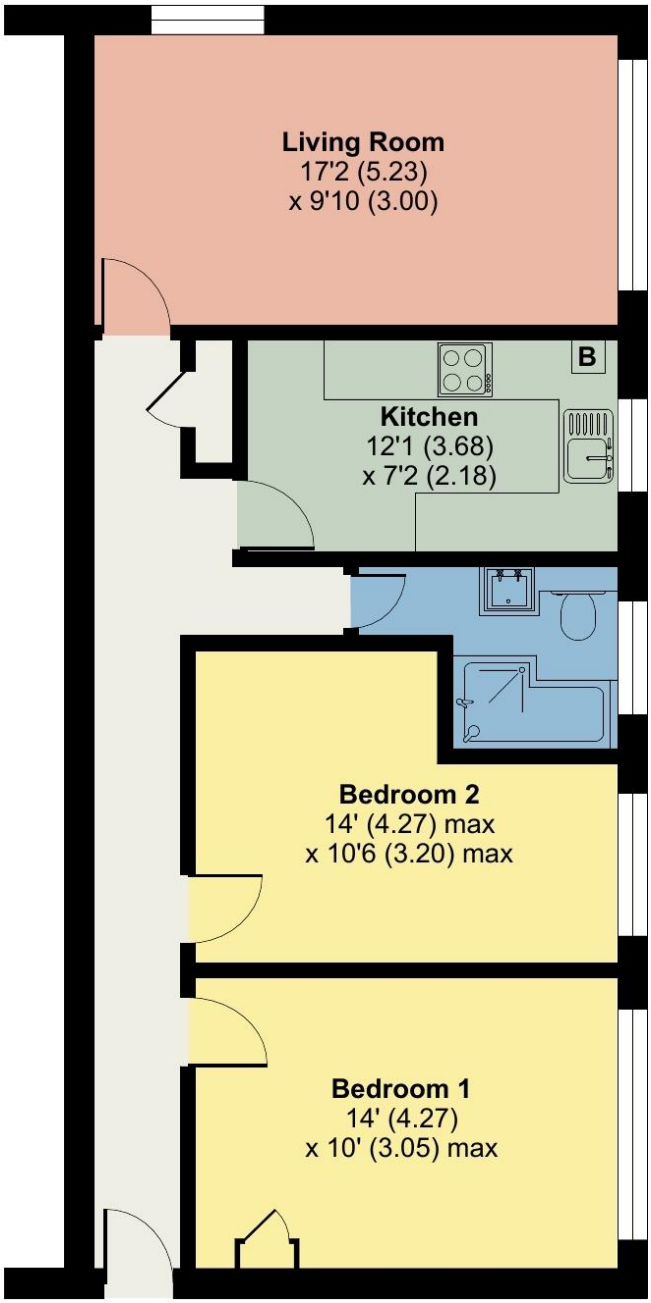
Communal garden

Views

46 Helm Close, Bowness-on-Windermere, LA23

Approximate Area = 731 sq ft / 68 sq m

For identification only - Not to scale



SECOND 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:

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