



Bowness On Windermere

£420,000

34 Windward Way, Bowness On Windermere, Cumbria, LA23 3BF

Set overlooking Windermere Marina Village with large South facing balcony, a delightful immaculate modern first floor two bed roomed apartment located in this ever popular and unique development.

Built by a well respected local builder in 2006, these apartments were built to an exceptionally high specification. Currently used as a luxury holiday home in an idyllic location.

Quick Overview

2 bed roomed first floor South facing apartment
1 reception room and 2 bathrooms (1 en-suite)

Peaceful yet convenient location

Communal grounds

Views

Close to amenities

In immaculate order

Ideal holiday let or 2nd home

1 allocated parking space

*Superfast fibre broadband available



2



2



1



B



Superfast
Fibre
Broadband



1 allocated
parking space

Property Reference: W6245



Open Plan Living Room and Kitchen



Open Plan Living Room



Open Plan Kitchen



Kitchen Area

Location: Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling south on the A592 Newby Bridge Road taking the right into Windermere Marina, bear immediately right at reception follow the road around and no.34 can be found after a few hundred metres on the left, parking immediately to the rear of the property.

New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

Property Overview: Welcome to 34 Windward Way, a captivating gem in the heart of Windermere Marina. This exquisite property offers an unparalleled blend of tranquillity and luxury, making it the perfect lakeside retreat for those seeking a serene escape with all the comforts of modern living.

Set against the breathtaking backdrop of Windermere Marina village, this charming residence boasts a spacious open-plan living area, the patio doors leading to the balcony maximise the natural light and showcase the stunning views of the marina and Lake Windermere, the property is South facing meaning the sun is on the balcony all day and it also has a view of Lake Windermere. The living space seamlessly flows into a contemporary kitchen, fully equipped with top-of-the-line appliances of Neff electric oven, Neff electric hob with extractor fan over, Neff microwave and Neff dishwasher and integrated fridge/freezer along with ample storage, making it an ideal space for entertaining family and friends.

The property features two generously sized bedrooms, each thoughtfully designed to provide a peaceful haven. The master suite is a true sanctuary, complete with an en-suite bathroom and a third "room" is an ideal storage space. A bathroom with WC, washbasin and bath

Step outside onto the full length balcony, perfect for al fresco dining or simply relaxing with a good book. The property benefits from an allocated parking space along with visitor parking.

Located in the Windermere Marina Village, 34 Windward Way offers both privacy and convenience. The vibrant village of Bowness Windermere is just a short stroll away, offering a range of boutique shops, cafes, and restaurants. For outdoor enthusiasts, the marina provides easy access to Lake Windermere and scenic walks..

Experience the ultimate lakeside lifestyle at 34 Windward Way, where every day feels like a holiday. Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a viewing and discover the magic of Marina living.

Accommodation: (with approximate measurements)

Communal Entrance Hall

Stairs lead to first floor:

Hallway

Open Plan Living Room 21' 5" x 12' 0" (6.53m x 3.66m)

Open Plan Kitchen 9' 6" x 7' 8" (2.9m x 2.34m)

Balcony 21' 8" x 8' 9" (6.6m x 2.67m)

Bedroom 1 17' 0" x 10' 1" (5.18m x 3.07m)

En-suite

Bedroom 2 12' 4" x 9' 4" (3.76m x 2.84m)

Store 14' 5" x 3' 9" (4.39m x 1.14m)

Bathroom

Property Information:

Services: Mains gas, electric, water and drainage. Gas fired central heating to radiators. Hardwood double glazed windows.

Tenure: Leasehold, for the remainder of a 250 year lease from 2006. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas on the site and is in the order of £2,429.54 up until 30-12-2025. We understand that the Building Insurance is £759.43 up to the 31-12-2026. £400 contribution to reserve fund per annum for 2026 reviewed annually.

Council Tax: Westmorland and Fumess Council - Band D.

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: //bronzes.slept.compelled

Mobile Coverage: EE, Three, O2

Notes: *Checked on <https://www.openreach.com/> 9th June 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



Balcony and View

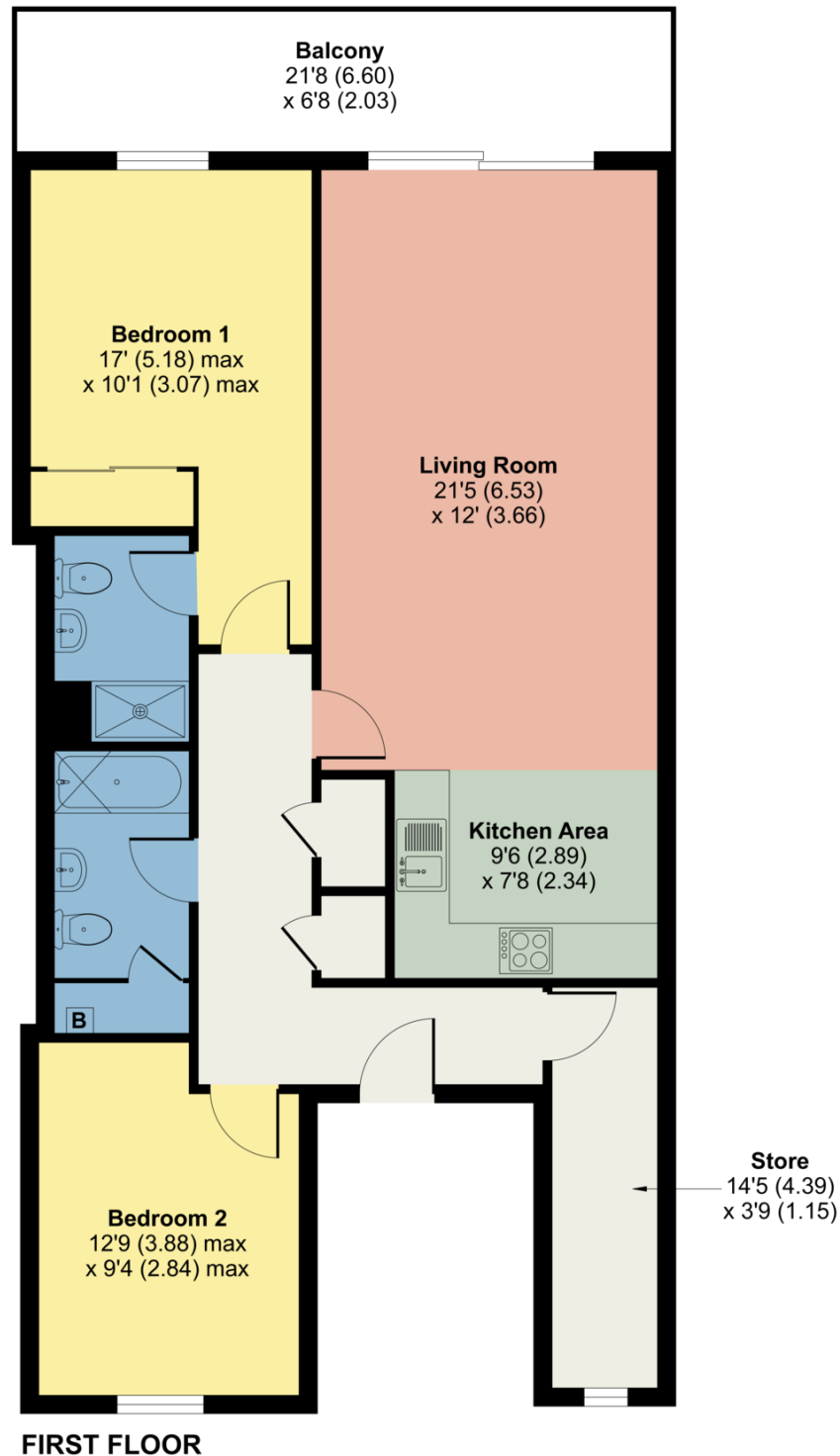


View

34 Windward Way, Bowness On Windermere, LA23

Approximate Area = 863 sq ft / 80.1 sq m

For identification only - Not to scale



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: 1294415

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