



4 Gale Rigg House

Gale Rigg, Ambleside, Cumbria, LA22 0BA

Price £350,000

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A generously proportioned two bedroom self contained ground floor apartment. The accommodation offers a delightful light and airy feel with feature high ceilings. The spacious accommodation has been well looked after with full double glazing and provides an ideal opportunity for a home or weekend retreat which offers privacy and peace of mind in an enviable position with attractive aspect, communal garden, private parking and a garage.

Gale Rigg is a highly popular development which was originally constructed circa 1870 as a private home and later used as a school. In the early 1970's Gale Rigg was developed into ten individual apartments with small but well tended gardens, in addition to a superb south facing communal lawn to the front. Each of the apartments have garaging and number 4 has an excellent position at the front of the building on the ground floor with it's own private entrance.

Part of a splendid Lakeland property on a private road, in a gently elevated position above the most popular of Lakeland towns. The apartment has a wonderful aspect enjoying fantastic panoramic views over the town to the surrounding fells including Loughrigg, Fairfield and Conistown Old Man. Whilst it is in a peaceful gently elevated location it is still extremely convenient to enjoy all the facilities the village has to offer including an excellent variety of shops, restaurants, library, church, post office etc.

Gale Rigg is an attractive period property and the Management Company is very active and well run. Please note no commercial holiday letting is permitted.



Accommodation

Private glazed front door leading into:

Kitchen

The kitchen has a contemporary selection of wall and base units with 1.5 stainless steel sink and mixer tap. Integrated appliances include four ring gas hob, electric double oven, fridge freezer, extractor fan and integrated dishwasher. Free standing washing machine Concealed gas central boiler. Part wall tiled with work surface and view over the communal courtyard with high vaulted ceiling with velux window. Leading through into:



Living/Dining Room

A generously proportioned light and airy room dual aspect room, enjoying a feature window seat and a high ceiling. Multi fuel stove sat on a hearth on a feature curved fireplace, with recess shelving and views towards the lower slopes of Wansfell Pike. Attractive deep polished slate windowsill, leading into an internal hallway with concealed consumer units and electric meter and wall mounted air circulator.



Bedroom 1

Spacious, light and airy double room with feature large window and recessed built in double wardrobe. Pedestal wash hand basin and part wall tiled.

Bedroom 2

Spacious double room with a view over the courtyard.

Bathroom

Step up to shower room comprising of three piece white suite with double corner shower cubicle, hand basin and WC. Partially wall tiled with electric heated towel rail and extractor fan.



Garage

Single garage providing useful storage facility.

Tenure

Leasehold. Original 999 years from 1971. Each apartment owner is a shareholder in The Management Company which also owns the Freehold, they arrange general exterior maintenance of the building, buildings insurance and gardening. The Service Charge for number 4 Gale Rigg last year was £2171.



Council Tax Band

C

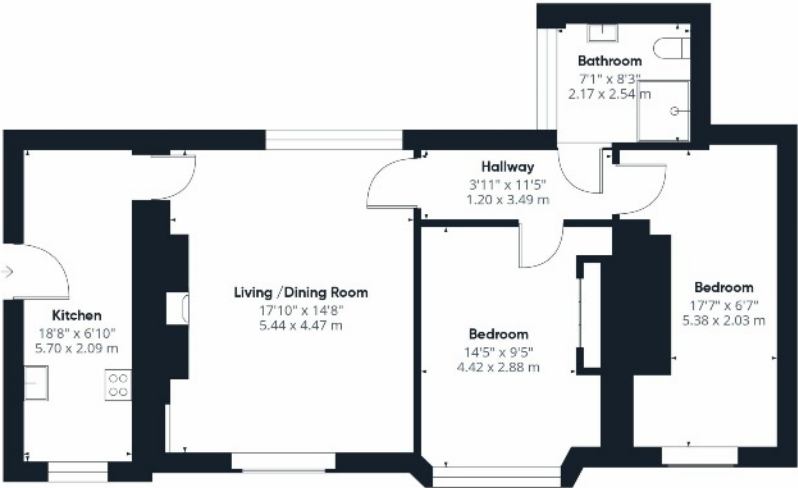
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Services

All mains services connected. Gas central heating.

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
942 ft²
87.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.