MATTHEWS BENJAMIN

2 St Martins Court

St. Martins Parade, Bowness-on-Windermere, LA23 3GQ

Guide Price £136,500

2 St Martins Court

St. Martins Parade, Bowness-on-Windermere

St Martins Court is a small development of similar affordable local apartments constructed to an excellent standard in 2008 by Applethwaite Ltd (incorporating Robert Hughes Ltd). No. 2 is immaculately presented and has its own private entrance, located on the first floor and has a pleasant aspect over the village roof tops. The position of the apartment creates a surprisingly quiet and private location yet in the very centre of the thriving, tourist village of Bowness. The accommodation comprises of private entrance hall, open plan lounge-kitchen with pleasant aspect, 2 bedrooms and a bathroom. It has a designated, secure, undercover parking space in a nearby part of the building. A local occupancy clause exists on this property, please ask for more information. The apartment is offered at 70% of the full market value under the Government initiative for affordable housing provided that the purchasers circumstances comply with the local authority and Riverside Housing Association requirements.

The property is very conveniently located, centrally in the bustling and popular village of Bowness offering very convenient central location with the shops, restaurants, cafes and bars of Bowness right on the doorstep. local amenities and tourist attractions close at hand, with good transport links including train, bus and Lake Cruisers all within a easy level walking distance, offer excellent accessibility to enjoy the beautiful Lake District National Park.

Accommodation

Communal Entrance Hall Steps lead to

Private Entrance Hall Storage cupboard and door leading to hallway. Entry phone system.

Open Plan Living/Kitchen

A good sized room with a rooftop outlook, television and telephone point and electric storage heater. Space for dining table.

Kitchen area

with a modern range of fitted wall and base units, part tiled walls, inset stainless steel sink unit, Electrolux electric oven and hob with extractor fan over, plumbing for washing machine. Inset lighting and tiled floor

Bedroom 1

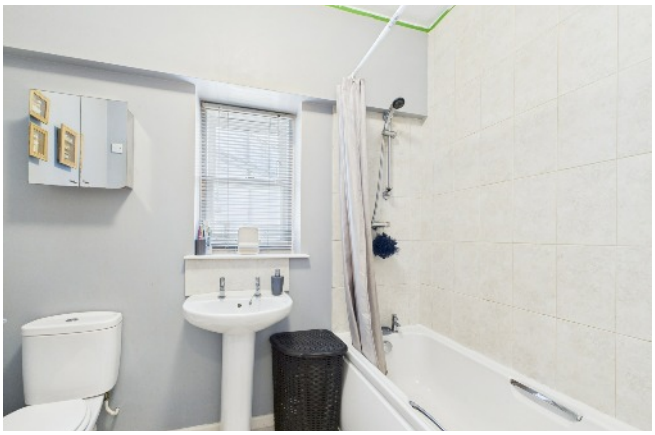
Double bedroom with a window overlooking the shops opposite and a wall mounted electric storage heater.

Bedroom 2

A further double room with a wall mounted electric storage heater. A window over looking the shops and loft hatch.

Bathroom

3 piece white suite of pedestal wash hand basin, wc and bath with Bristan shower over. Part tiled walls, tiled flooring. Extractor fan and heated towel rail.



Outside:

Designated car parking space in the secure underground car park of the adjoining The Royal development.

Council Tax:

Westmorland and Furness Council - Band C

Services

Mains water, drainage and electricity. Economy 7 electric heating, electric panel heaters to all rooms.

Internet speeds

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website available.

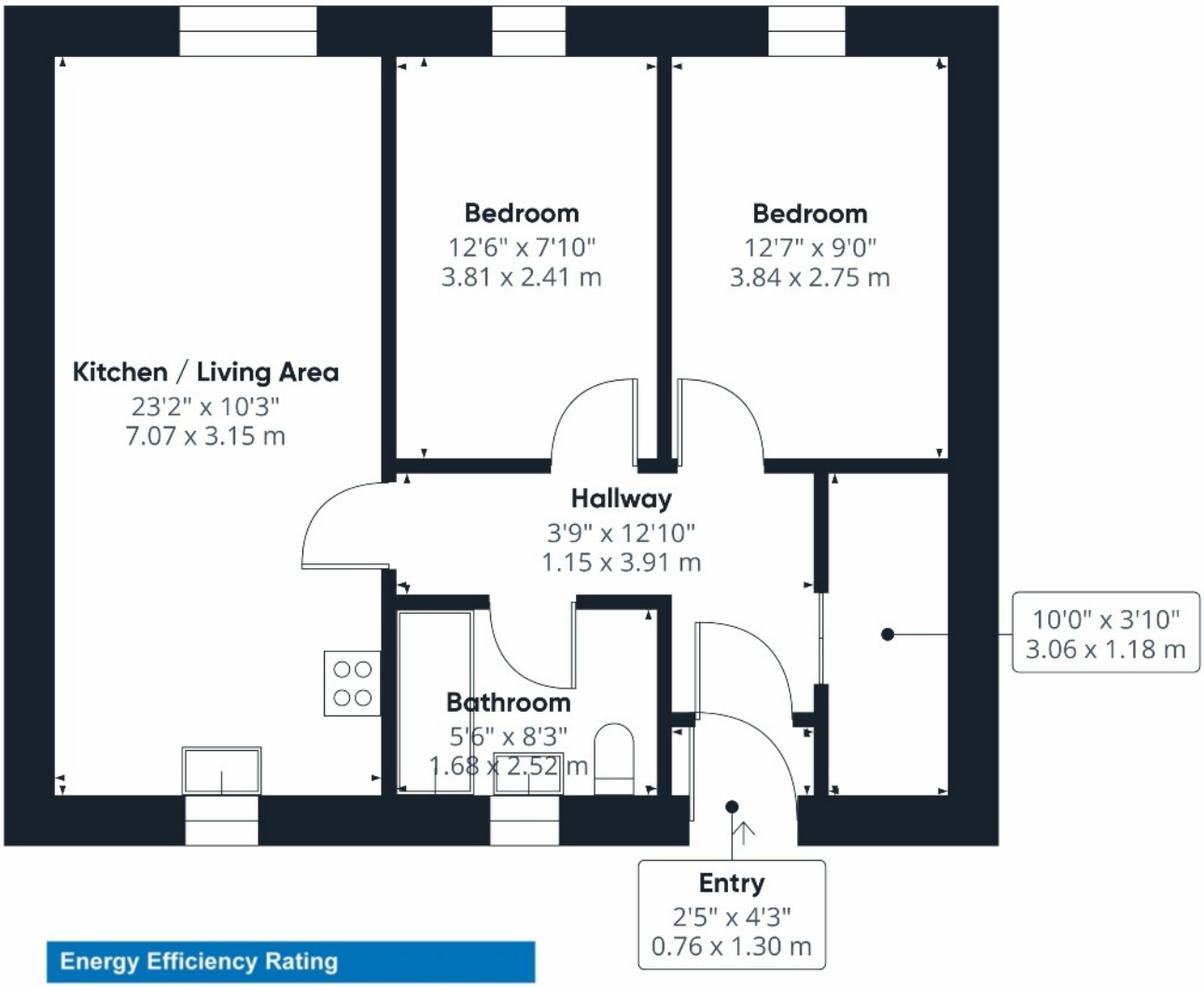
Tenure

Leasehold for the residue of a 999 year lease subject to an annual charge of £1772.41 including the buildings fund, building insurance, service charge and management charge. Shared ownership was introduced to help people who cannot afford to buy a home outright and prospective Assignees must be approved by Riverside Housing Association.

Directions

2 St Martins Court can be found at the rear of The Royal development in the centre of Bowness village, excellently positioned for all the surrounding amenities. The development can be found just ahead of the mini roundabout in the centre of Bowness. For the secure underground parking, from Crag Brow turn right at the mini roundabout then bearing first left, the car park can be found first left again. Pedestrian accesses is gated opposite Bowness Post Office.

Ellerthwaite Square, Windermere, LA23 1DU
T 015394 47717
e sales@matthewsbenjamin.co.uk



MATTHEWS BENJAMIN

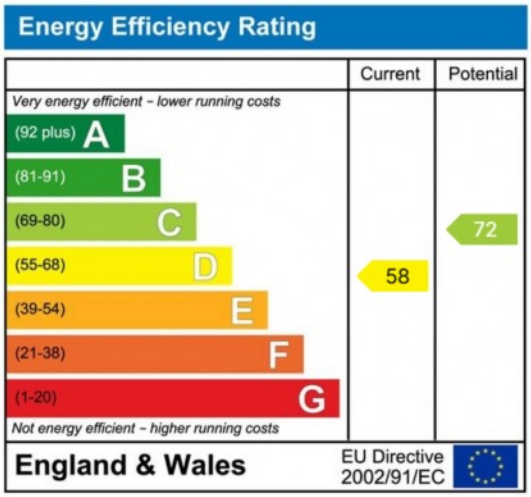
Approximate total area(1)
613.97 ft²
57.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

naea propertymark PROTECTED
rightmove
The Property Ombudsman