MATTHEWS BENJAMIN



31 Alexandra Court

Ellerthwaite Road, Windermere, LA23 2PR

Guide Price £67,500

31 Alexandra Court

Ellerthwaite Road, Windermere

31 Alexandra Court is a second floor retirement apartment in a most desirable position within Alexandra Court. Alexandra Court was developed by McCarthy & Stone and was specifically designed for those over the age of 50, providing ease of maintenance apartments. These apartments are always popular because of their excellent security arrangements, peace of mind that on site help from the warden is available if required and their highly accessible and convenient setting. Residents can also enjoy the surrounding grounds, use of laundry facilities, communal lounge and the visitor's guest suite for when guests need to stay overnight.

Occupying a popular and very convenient central village location with the shops, restaurants, cafes and bars of Windermere right on the door step. Also easy to reach are a large range of local amenities including doctors and dentists surgeries, hairdressers and barbers, opticians and the local vets. Transport links also make this a popular choice as Windermere has a station on the branch line from Oxenholme which itself lies on the West Coast mainline with regular services to London Euston and Edinburgh, Locally there are good bus and taxi services available. This is also a great, well served location from which to enjoy the delights of the wider Lake District National Park.



Accommodation
Take the lift or the stairs up to the second floor. From the communal hallway is a private door into the apartment;

Hallway
With telephone intercom entry system, large walk in storage cupboard housing hot water tank with immersion heater, electric meters and coats hanging space.



Living Room
A comfortable room with space for dining table, UPVC window looking out onto the communal gardens and parking area, TV and telephone points, electric storage heater and wall light fittings.



Kitchen
Archway from living room into kitchen with range of fixed wall and base units, integrated induction hob, extractor fan, stainless steel sink and drainer. Space for fridge/freezer, tiling to walls and cushion vinyl flooring.



Double Bedroom
With built in double wardrobe, view to communal gardens and car park, storage heater and wall light fittings.



Bathroom
Tiled bathroom with fittings comprising bath with electric shower with emergency push button. Vanity wash basin with mirror above, WC, wall mounted electric heater, heated towel rail and an extractor fan.

Directions
From our Windermere office in Ellerthwaite Square cross the road turning left into Ellerthwaite Road, continue along to the cross roads taking a right turn opposite the Fire Station. Take the next left turning into the car park of Alexandra Court facing the main entrance. No.31 is located on the second floor on the right hand side of the main corridor.

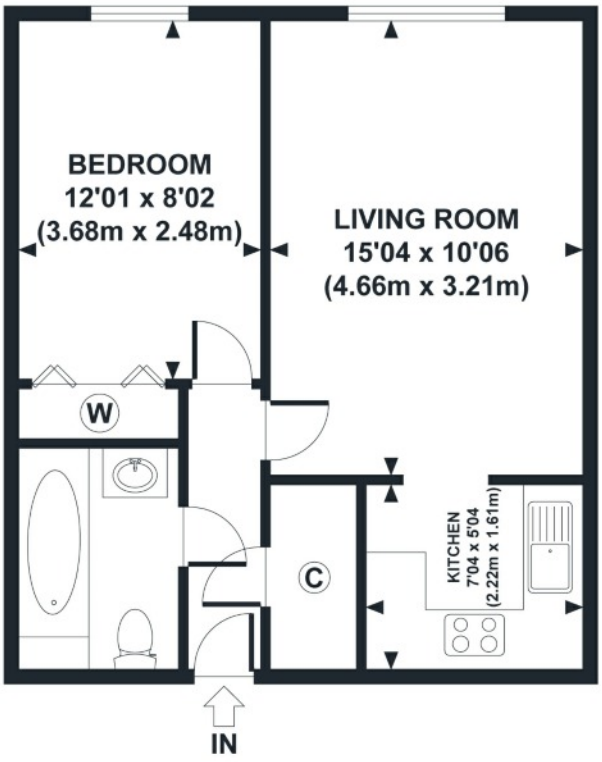
Services
Mains electric, water and drainage, Electric night storage heaters. Equipped with emergency call and intercom security entrance systems.

Tenure
The property is leasehold held on the balance of a 125 year lease which commenced in 1989. There is a management company to which an annual charge of £3,241.44 per annum (payable 6 months in advance) is payable to cover the day to day running of the development. Ground rent payable £431.88 per annum. 2023 figures.The property is held long leasehold for a term of 125 years which commenced in 1989, subject to an annual ground rent of £431.88 There is also an annual maintenance/service charge to cover the house manager/warden, upkeep of the common parts (including heating and lighting of the residents lounge), gardening, lift maintenance, window cleaning, building insurance and water rates etc. The service charge for 2024/25 is £3,904 and is paid half yearly in advance.

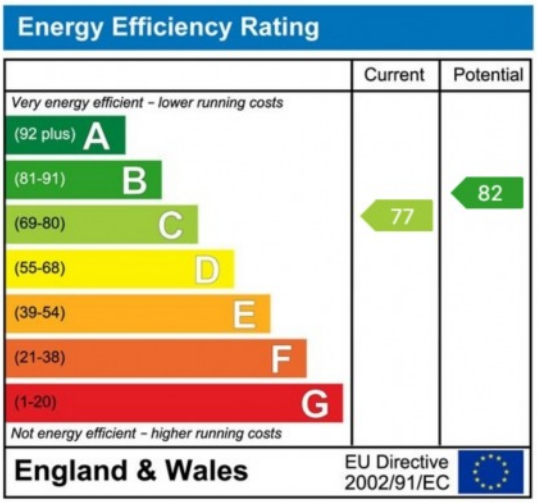
Council Tax Band
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31 ALEXANDRA COURT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 415 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 415 SQ FT / 38.55 SQ M
For illustrative purposes only. Not to scale

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.





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