



Windermere

£155,000

12a Main Road
Windermere
Cumbria
LA23 1DY

A neatly presented one bedroomed first floor flat situated in the heart of the village perfectly positioned for Windermere's shops, bars, restaurants and train station.

Open plan living room with fitted kitchen, good sized double bedroom and modern shower room. Gas fired central heating installed, together with double glazed windows and useful rear yard with store.

Property Ref: W5415

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Open Plan Living Room



Open Plan Kitchen

Description: Occupying the first floor of a traditional Lakeland stone and slated building with shop premises beneath. The property also has its own private entrance and staircase leading to the first floor with living room with bay window open plan to kitchen area, good sized double bedroom and en-suite modern shower room. Gas central heating to radiators is installed together with double glazed windows. The property also has a very useful rear yard with stone store/outhouse.

Location: Located right in the centre of Windermere with the village amenities of shops, bars, restaurants and train station on the doorstep. The property can be found on the left just after WH Smiths on Main Road. The entrance door is located to the right of the Top Cut Barbers.

Accommodation: (with approximate measurements)

Private Entrance Door from the street, staircase to First Floor

Open Plan Living Room/Kitchen 20' 2 into bay" x 12' 11 max" (6.15m x 3.94m) Good sized double glazed bay window overlooking street scene below. Lakeland stone fireplace with real fire, in-built store cupboard.

Open Plan Kitchen Fitted with a range of wall and base units with breakfast bar, inset sink unit, four ring gas hob with cooker hood over. Plumbing for washing machine.



Kitchen/Living Room

For a Viewing Call 015394 44461



Open Plan Living Room/Kitchen

Good sized double bedroom 12' 11" x 8' 11" (3.94m x 2.72m)
UPVC double glazed window.

En-suite Shower Room Modern suite of tiled shower cubicle with glazed door, pedestal wash basin and wc. Cupboard housing Celtic combination gas central heating boiler, further shelved cupboard and shaver point. UPVC double glazed window.

Outside: The current owner owns half of the yard and the useful stone store/outhouse accessed via the lane to the side of Cumbrian Cottages. Please note Top Cut Barbers below the flat have a right of way across this yard to their back door.

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

Council Tax: South Lakeland District Council - Band B

Tenure: We understand that 12A Main Road has the benefit of owning the freehold to the building granting the shop below a 999 year lease, paying a peppercorn rent and subject to shared maintenance responsibilities.

Viewings: Strictly by appointment with Hackney & Leigh, Windermere Office.

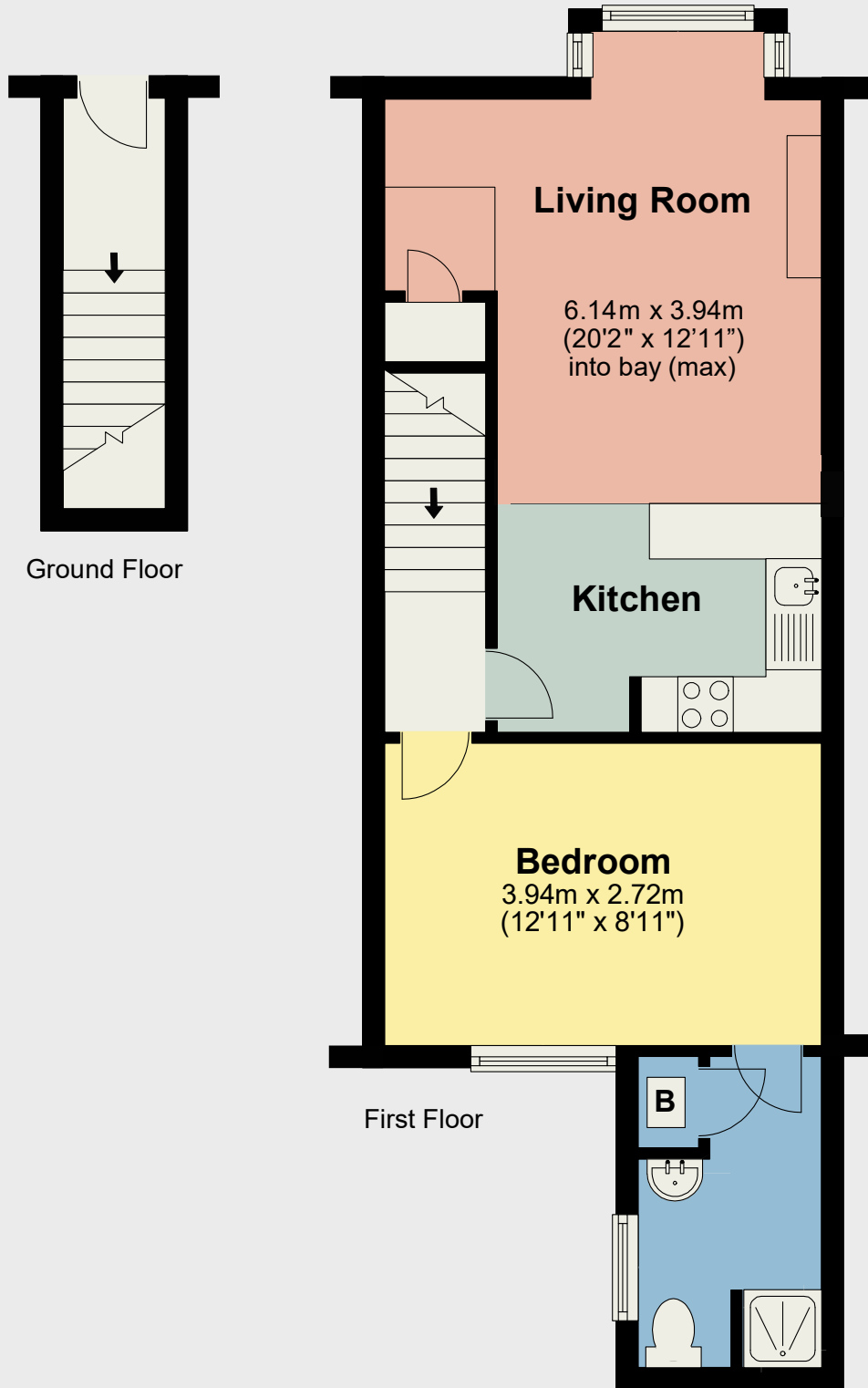
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Double Bedroom



Double Bedroom



Total area: approx. 49.2 sq. metres (529.3 sq. feet)

For illustrative purposes only. Not to scale. REF: W5415

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