



1 Westmorland House Lake Road, Bowness-On-Windermere
£145,000



1 Westmorland House Lake Road

Bowness-On-Windermere, Windermere

Occupying a central position within the heart of Bowness-on-Windermere, this well presented apartment offers comfortable and practical accommodation within one of the Lake District's most sought after locations. With shops, cafés, restaurants and the shores of Lake Windermere all within easy reach, the property is ideally suited to those seeking a convenient village centre lifestyle.

The accommodation centres around a bright and welcoming open plan kitchen and living area. A large bay window allows an abundance of natural light to flood the room, creating an attractive and airy living space well suited to both relaxing and entertaining.

The apartment offers a double bedroom together with a shower room. A particular benefit is the useful utility room located off the bedroom, providing additional storage and practicality, together with access to a further storage cupboard and rear access from the property.

Externally, residents benefit from parking available on a first come, first served basis. Combining a highly desirable location with well proportioned accommodation and useful additional storage, this apartment presents an excellent opportunity within the heart of Bowness-on-Windermere.

The property falls under the local occupancy clause Section 106 therefore any future purchaser will be required to live or work in the Parish for a minimum of 3 years this will then need verified by Westmorland Council.

Offered at 50% of Market Value | Please enquire for more details.

ENTRY

11' 11" x 4' 0" (3.64m x 1.21m)

KITCHEN / LIVING AREA

15' 2" x 14' 10" (4.62m x 4.52m)

UTILITY ROOM

7' 0" x 2' 11" (2.14m x 0.90m)

BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m)

BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m)

SERVICES

Mains electric, mains water, mains drainage

EPC RATING - E

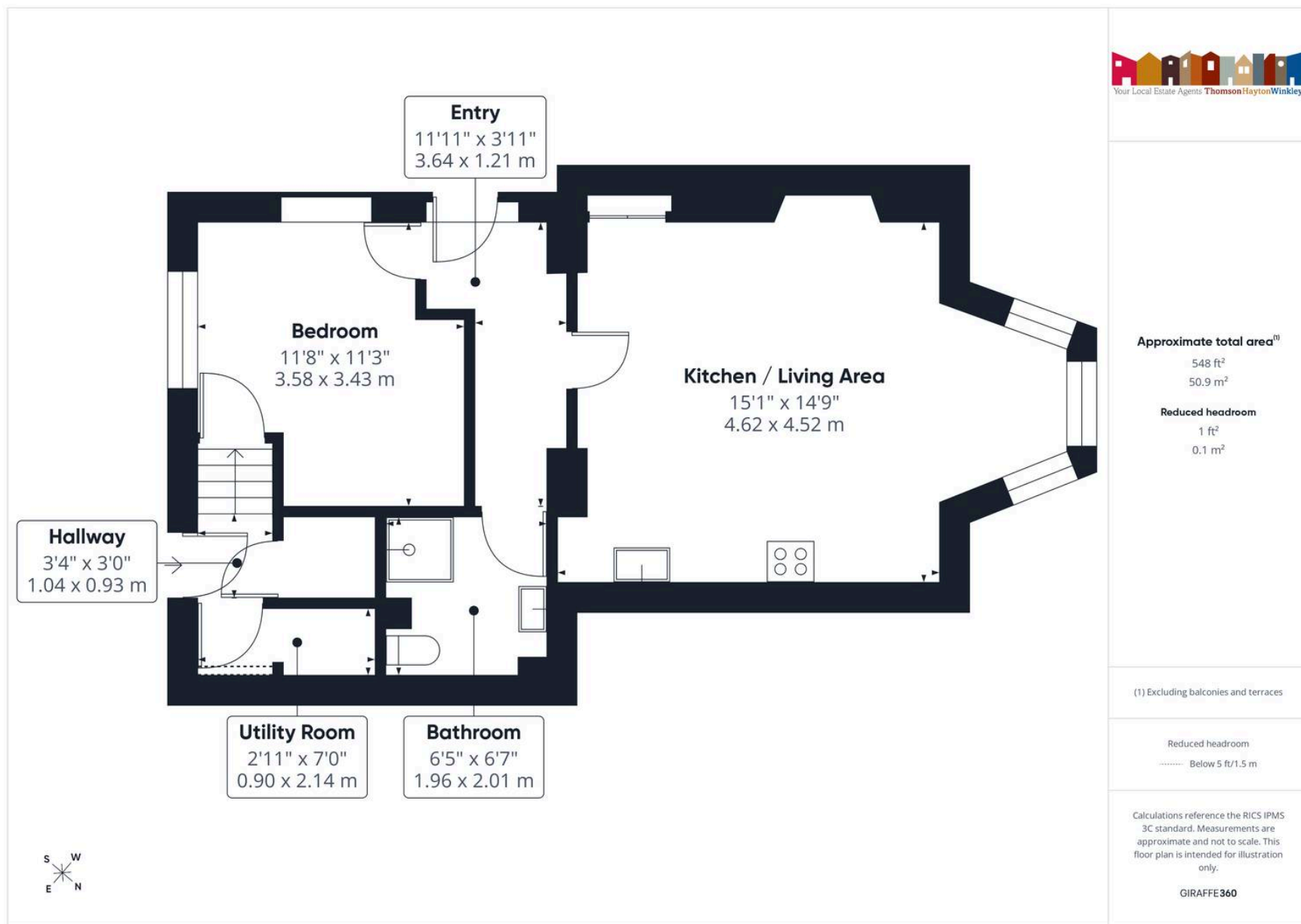
COUNCIL TAX BAND currently Band B

TENURE: LEASEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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