



27 Orrest Drive Flats

Windermere, LA23 2LE

Guide Price £155,000

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A modern, purpose-built apartment block situated on the outskirts of the highly sought-after village of Windermere, originally constructed by Westmorland and Furness Council. Apartment 27 is situated on the first floor and offers well-maintained accommodation comprising a spacious living room, fitted kitchen, two bedrooms, and a separate bathroom suite.

Windermere is one of the Lake District's most popular and vibrant locations, offering an excellent range of amenities including independent shops, cafés, restaurants, supermarkets, medical facilities and a railway station providing direct links to Oxenholme and the West Coast Main Line. The shores of Lake Windermere and the neighbouring village of Bowness are also within easy reach, providing beautiful walks, leisure facilities and a variety of attractions.

The building has recently benefited from a range of improvements, including newly installed uPVC double-glazed windows, replacement chimneys, and new communal shed doors.

Please note that a local occupancy restriction applies. Prospective purchasers must have lived or worked within Cumbria for a minimum of three years prior to purchase and must use the property as their main and only residence.



Accommodation

Communal ground floor entrance hall, with staircase to first floor.

Communal Entrance Hall

Ground floor communal entrance hall with staircase leading to the first floor.

Private Entrance Porch

A welcoming entrance space providing room for coats and shoes before accessing the main accommodation.

Living Room

A spacious and light-filled reception room enjoying pleasant views towards Claife Heights and the surrounding fells. Features include an inset electric fireplace and TV point.



Kitchen

Fitted with a range of wall and base units incorporating an electric cooker and hob, with plumbing for a washing machine and space for a freestanding fridge freezer. Finished with tiled flooring, partially tiled walls, and a multi-point water heater.



Bedroom One

A double bedroom enjoying additional views towards Claife Heights and the surrounding fells. Benefiting from a built-in cupboard with mirrored sliding doors and additional storage above.



Bedroom Two

A single bedroom situated to the rear of the apartment, ideal as a guest room, home office or study.



Bathroom

Appointed with a three-piece white suite comprising bath with shower over, WC and wash hand basin. Fully tiled walls and flooring.

Outside

A useful storage shed located to the rear of the block.

Services

Mains water, drainage and electricity. Communal secure entrance with intercom.

Council Tax Band

Westmorland and Furness Council – Band B.

Tenure

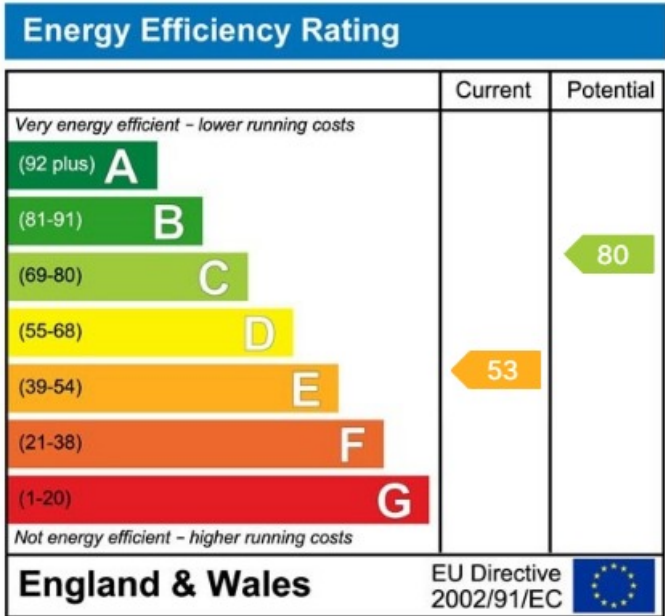
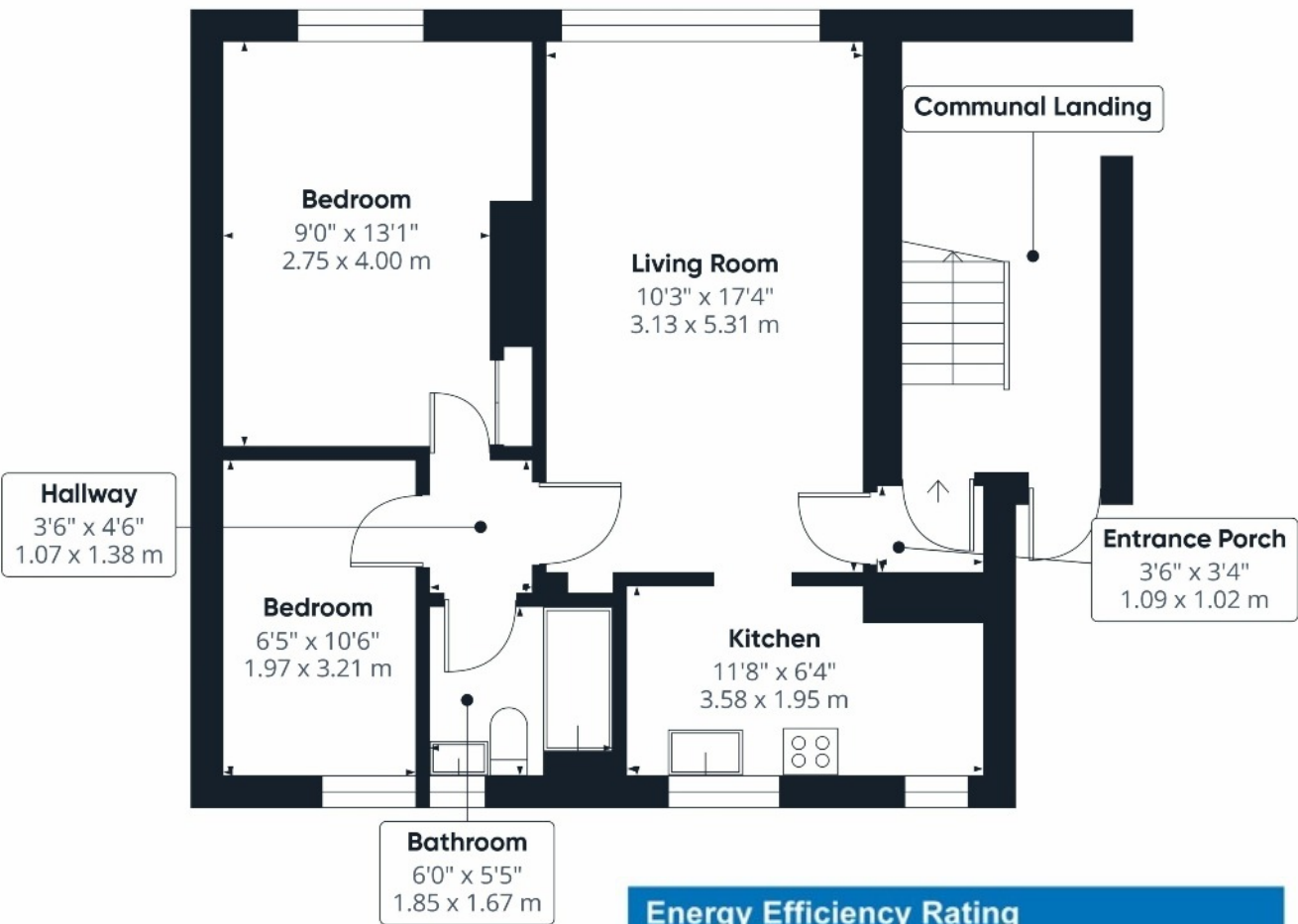
Leasehold for the residue of 125 years from 1990. Annual service charge of approximately £250.

What3Words

///often.novels.loafing

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



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.