



# Windermere

£165,000

111 Ellery Gardens, Windermere, LA23 1JE

A delightful two-bedroom first-floor apartment situated in a peaceful sheltered retirement complex for the over 55s. This charming residence has been recently renovated and redecorated internally, as well as having a new hot water system installed and electric heating throughout.

## Quick Overview

- First Floor Apartment in over 55's Development
- 2 Bedrooms
- 1 Reception Room
- New Kitchen and updated bathroom
- Newly decorated internally
- Great views of the Football field
- Quiet position close to village amenities
- No onward Chain
- Resident's Parking
- Superfast Broadband available \*



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Superfast  
Fibre  
Broadband



Resident's  
Parking

Property Reference: W6319



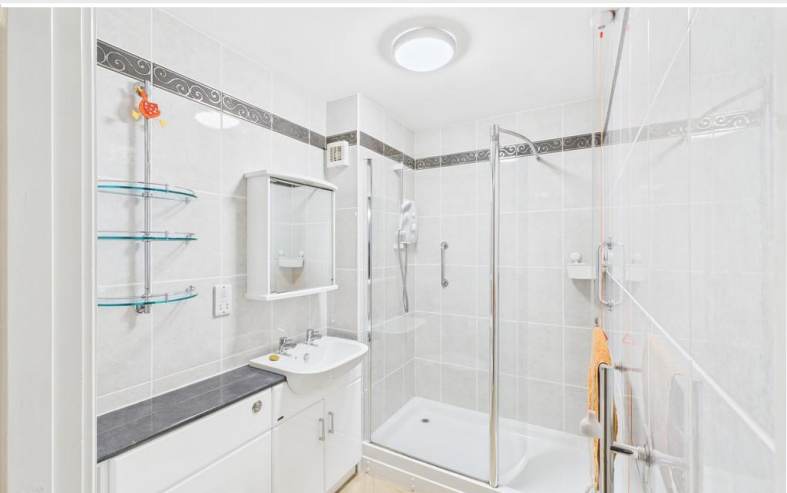
Living Room



Living Room



Kitchen



Bathroom

A delightful two-bedroom first-floor apartment situated in a peaceful sheltered retirement complex for the over 55s. This charming residence has been recently renovated and redecorated internally, as well as having a replacement kitchen, new internal doors and a new hot water heater system installed and new efficient and slimline electric heating throughout. Immaculate and modern with lovely views of the Heathwaite Football field, the apartment has use of shared facilities, including the guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

As you step into this well-appointed apartment, the newness of redecoration greets you, with new carpets throughout, new internal doors and walls freshly decorated. The spacious living area exudes warmth and tranquillity. The large windows not only flood the space with natural light but also offer a picturesque view of the Heathwaite Football Field.

The kitchen is newly fitted and both functional and stylish. Equipped with an electric Lamona hob and extractor over. A Neff oven, space for a fridge/freezer and a Beko washing machine. Also features a well sized Franke sink, ample base and wall units and laminated wood effect flooring to compliment.

The apartment features two well-proportioned bedrooms, each designed to offer a restful retreat. Bedroom 1 has space for a free-standing wardrobe whilst bedroom 2 offers great outlooks.

The modern shower room comprising WC, wash hand basin vanity unit as well as a generous walk-in shower and heated towel rail.

Situated within a community that values peace and privacy, this property benefits from an age restrictive covenant ensuring it remains a haven for those aged 55 and over. The main security features include security entry telephone, emergency pull cord alarm system in every room, CCTV outside, fire doors and onsite complex manager. There is a guest bedroom which the residents can book for a small charge for relations to use when they visit and a communal laundry room too.

Residents of Elleray Gardens benefit from shared residents parking ensuring convenience and peace of mind.

Situated in a prime location, this apartment offers walking distance to local amenities, shops, and transport links, making daily errands and outings a breeze. Experience the perfect blend of comfort and community, at this charming over-55s apartment. Your new home awaits!

Communal Entrance

**Accommodation:** (with approximate measurements):

**Hallway**

**Living Room:** 11' 7" x 11' 1" (3.55m x 3.38m)

**Kitchen:** 5' 11" x 7' 8" (1.82m x 2.36m)

**Bedroom 1:** 11' 5" x 9' 9" (3.50m x 2.99m)

**Bedroom 2:** 11' 1" x 7' 8" (3.38m x 2.34m)

**Shower Room**

**Property Information:**

**Council Tax:** Westmorland and Furness Council - Band C.

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

**Services:** Mains, water, drainage and electricity.

**Tenure:** Leasehold: We understand that the flat is Leasehold for the term of a 150 years from 1st April 1987 with a monthly service charge of £247.99 for year 2024-25.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3Words & Directions:** [///snoled.shrub.maps](https://www.what3words.com/snoled.shrub.maps): From Hackney & Leigh Windermere office, proceed along College Road, taking the last left into Elleray Gardens. Proceed into the development, park your car and ensure you check your vehicle in at the entrance whilst visiting.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (ind. vat).



Bedroom 1



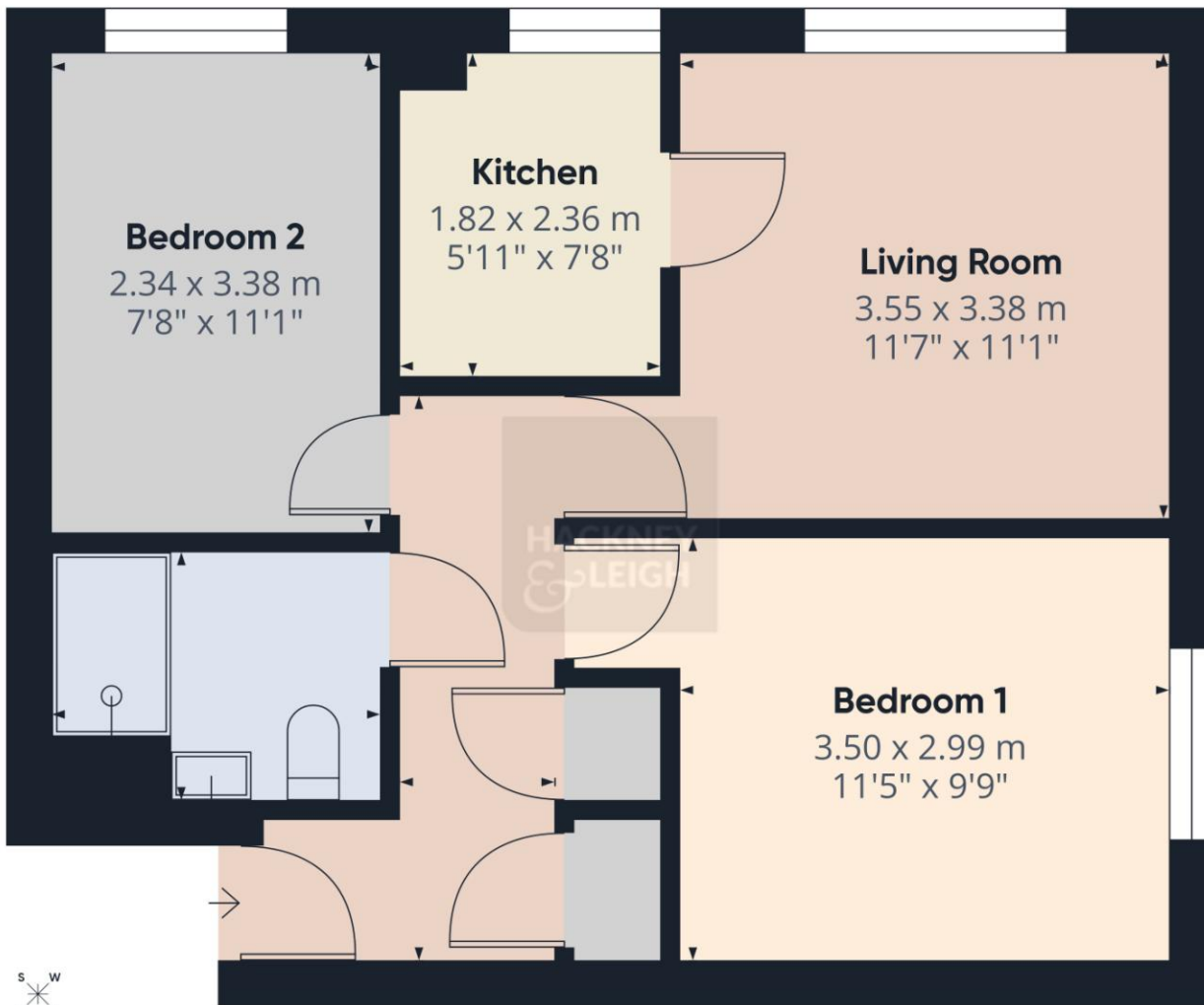
Bedroom 2



View



Communal Garden



Approximate total area<sup>m</sup>  
46.9 m<sup>2</sup>  
505 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**A thought from the owners...** "lovely flat on the edge of Windermere village, in the peaceful, safe and friendly environment of Elleray Gardens. The light and view from the main living room window are to be much appreciated and enjoyed".

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/01/2026.