



Bowness on Windermere

£250,000

11 Elim Mews, Bowness-on-Windermere, LA23 2JY

Situated within a small and well-maintained development of similar properties, this attractive two-bedroom ground floor apartment enjoys an exceptionally convenient position on the fringes of both Bowness and Windermere, placing an excellent range of shops, cafés, restaurants, transport links and local amenities right on the doorstep.

Quick Overview

Ground Floor apartment
2 bedrooms
Spacious lounge
Replacement kitchen
UPVC Double glazing and gas central heating
Allocated parking
Conveniently placed for all amenities
Intimate development of similar properties
Ideal permanent/2nd or holiday hom
Ultrafast broadband available*



2



1



1



C



Ultrafast
available



Allocated parking
for 1 vehicle

Property Reference: W6390



Living Room



Living Room



Kitchen



Bedroom 1

The apartment has been enhanced with a replacement fitted kitchen, sizeable lounge provides a comfortable living and dining space, while two bedrooms and a modern bathroom complete the layout. Outside, the property benefits from an allocated parking space together with a useful private store.

Perfectly suited to a variety of purchasers, this versatile apartment would make an ideal first home, an easily managed second home or a holiday let investment in the heart of the Lake District. With bus and rail connections close at hand and the attractions of both Bowness and Windermere within easy reach, this is an excellent opportunity to acquire a low-maintenance home in one of the area's most sought-after and accessible locations.

Enter the property through a UPVC double glazed door into a entrance hall with recess for storage (electric socket). Built in to the floor is an access to allow for inspection of pipes etc. Beyond the sizeable Living Room has ample space for a dining table and sofas and there is a large picture window to front which provides good natural light. Adjacent, the recently installed kitchen provides contemporary wall and base units with contour worksurface incorporating single drainer stainless steel sink unit and mixer tap. There is a recess for cooker, with extractor hood over and tiled splashbacks. Lino flooring is fitted and there is an aspect to the front.

There are two bedrooms located to the rear of the property and Bedroom 1 has the benefit of built in wardrobes. Bedroom 2 a smaller double also offers a built in storage cupboard. The bathroom offers a 3 piece suite with WC, wash hand basin and panelled bath with shower over. The walls and floor are tiled and there is an extractor fitted and window.

A store is located adjacent to the entrance door which is useful for outdoor gear etc and parking is allocated for 1 vehicle. There are further spaces located nearby for residents/guests.

The accommodation comprises approximate measurements)
Entrance Hall:

Living Room: 15' 10" x 11' 8" (4.83m x 3.56m)

Kitchen: 18' 6" x 5' 9" (5.64m x 1.75m)

Bedroom 1: 13' 10" x 8' 7" (4.22m x 2.62m)

Bedroom 2: 10' 1" x 8' 11" (3.07m x 2.72m)

Bathroom:

Parking: Allocated parking for 1 and several guest spaces.

Property Information:

Tenure: Leasehold - 999 year lease. Payment of £150 per quarter payable to Elim Mews Management Company.

Services: Mains water, electric, gas and drainage.

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.

Viewings: Strictly by appointment with Hackney & Leigh.

What3words and Directions: ///doormat.watchdogs.ports
From Crescent Road, Windermere continue towards Bowness. Stay on Lake Road and pass the turning for Beresford Road on the left. Elim Grove is the next left, take this and then bear left. 11 Elim Mews is on the right hand side.

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 (incl. 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 (incl. vat).



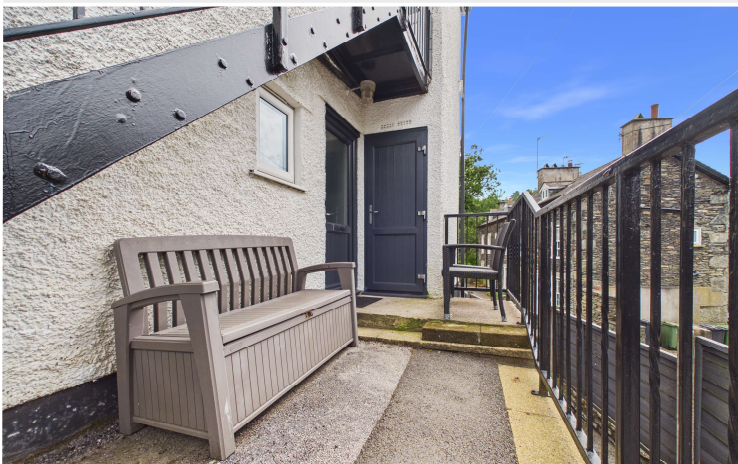
Bedroom 1



Bedroom 2



Bathroom



Exterior



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 11/07/2026.