



Bowness-on-Windermere

£399,000

18 Crown Rigg, Brantfell Road, Bowness-on-Windermere, Cumbria, LA23 3AE

Offering fantastic panoramic views over Bowness Bay across Lake Windermere to the mountains beyond. A delightful well-appointed 2 bed (1 en-suite) apartment with nearby garage.

Set in the prestigious Crown Rigg development converted in 1999 and being a short walk from Bowness village, the property offers living room with fantastic views to Lake Windermere and the fells beyond, fitted kitchen with integrated appliances, luxurious bathroom suite, shared gardens, allocated parking and garage.

Quick Overview

- 2 bedroomed second floor apartment
- 1 reception room, 1 bathroom and 1 en-suite
- Peaceful location
- Communal gardens
- View of Lake Windermere and the fells beyond
- Lift access
- Good decorative order
- Suitable as a 2nd or permanent home
- Allocated parking
- Superfast Broadband speed 77 Mbps*



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Superfast
Broadband



Allocated
Parking

Property Reference: W5948



Living Room



Living Room



Kitchen



View

Description: Formally a grand hotel, Crown Rigg was restored in 1999 by New Brunswick Properties. The use of classic architecture together with many original materials and the developments commanding position over Lake Windermere make this a truly beautiful and enjoyable place to live.

No.18 is located on the second floor thereby giving fabulous uninterrupted views across Bowness Bay to the mountains beyond and the benefit of no overhead noise. The two bedroom apartment is designed to maximise the light and space with superb lounge with a deep Oriole window seat giving excellent views to Lake Windermere and the fells beyond, well-appointed kitchen with integrated appliances, including built in AEG oven, microwave, dishwasher and fridge and freezer, Newworld gas hob with extractor over, master bedroom, having views of Lake Windermere and the fells, with en suite shower room and bedroom 2, luxury bathroom with bath, wc, and wash hand basin and vanity unit. A security entry system and CCTV video facility.

Beautifully decorated and presented, with gas fired central heating and double glazed windows. Outside the property is a shared garden area, allocated private parking space and additional garage.

Location: Set at the heart of the Lake District National Park within the popular village of Bowness on Windermere, Crown Rigg is a unique development of substantial apartments and cottages which is ideally placed perched above Lake Windermere with No.18 being on the second floor having fine uninterrupted views across the village of Bowness Bay, Lake Windermere and the mountains beyond. The property is one step removed from the bustling village of Bowness yet convenient for all its facilities.

From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road and then immediately left up Brantfell Road. The entrance to Crown Rigg can be found on the right hand side with the access to no.18 being to the back of the building. Access can be gained to the second floor either via the stairway or lift.

Accommodation: (with approximate measurements)

Ground Floor Entrance Hall

Private Entrance Hall

Living Room 22' 2" x 13' 4" (6.76m x 4.06m)

Kitchen 11' 0" x 9' 10" (3.35m x 3m)

Master Bedroom 18' 1" max x 13' 3" inc en-suite (5.51m x 4.04m)

Luxury En Suite Shower Room

Bedroom 2 11' 9" x 11' 0" (3.58m x 3.35m)

Bathroom

Property Information:

Outside: Mature landscaped communal gardens. One lawned area located in the lower garden at the front of the property faces the lake and benefits from an excellent westerly aspect giving sun for most of the day. Allocated parking space and garage.

Larger than average Single Garage: 19' 8" x 10' 4" (5.99m x 3.15m) Being the third garage of a block of three with electrical remote up and over door, electric light and power.

Services: Mains water, drainage, gas and electricity. Gas fired central heating to radiators.

Tenure: Long Leasehold for the period of a balance of 999 years with a nominal ground rent. The Crown Rigg Management Company Limited are responsible for the main upkeep of the building, grounds, lift, window cleaning etc. which is administrated by Leasecare. We understand the amount payable in respect of this was £3178.55 for 2022/23. There is a separate insurance payment which was £181.10 in 2022.

Council Tax: Westmorland and Furness Council - Band F.

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

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

What3Words:

<https://what3words.com/meant.backswing.rotate>

Notes: *Checked on <https://checker.ofcom.org.uk> 10th May 2023 - not verified.



Master Bedroom



Bedroom 2



Bathroom



View

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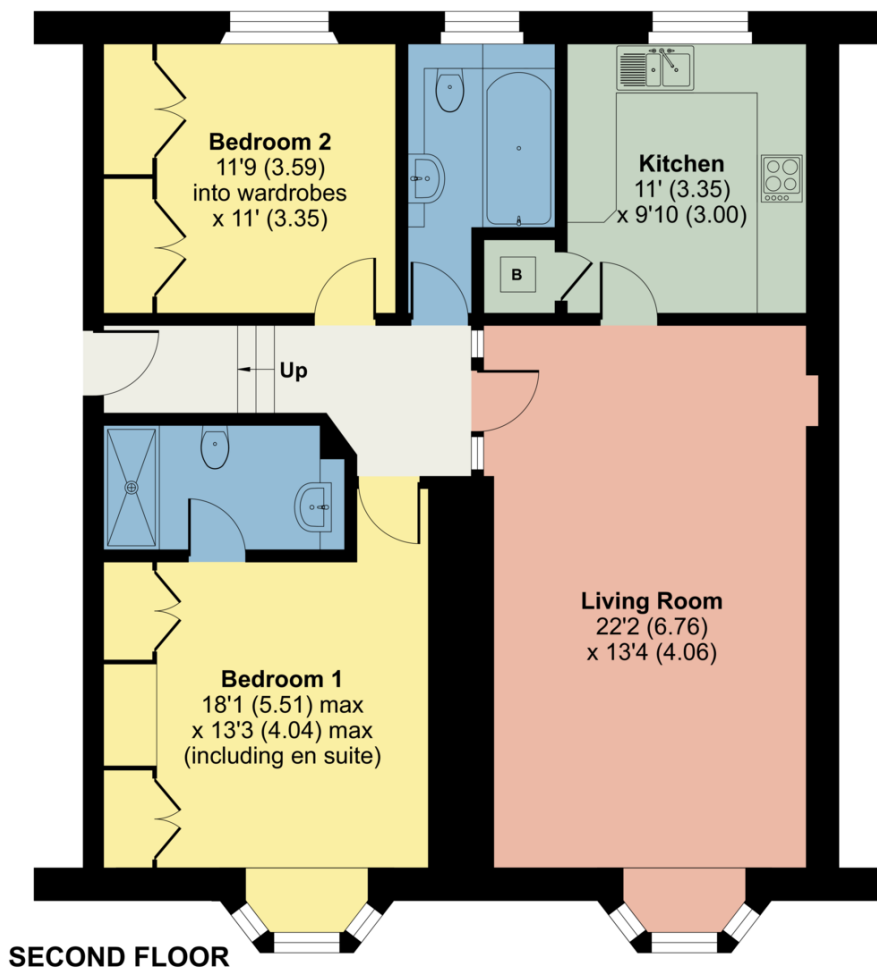
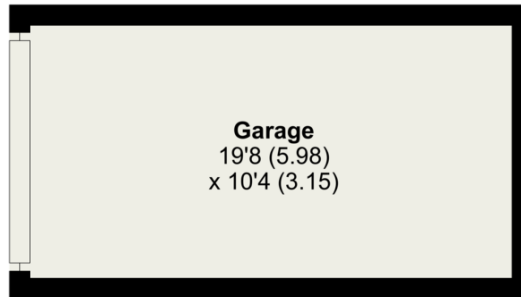


Approximate Area = 989 sq ft / 91.8 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 981081

A thought from the owners...A great location with stunning views.

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