

HACKNEY & LEIGH

Ambleside

(Auction Guide Price) £175,000

1 Midland Bank Chambers, Market Place, Ambleside, Cumbria, LA22 9BU

FOR SALE BY PUBLIC AUCTION - 09 December 2026 at The Halston Hotel, 20-34 Warwick Road CA1 1AB at 12:00pm.

This immaculate first floor apartment is superbly placed with everything which Ambleside has to offer virtually on the doorstep. 2 double bedrooms (one with a luxury freestanding bath) an elegant open plan living space and a stylish house shower room - everything you need and more.

Quick Overview

Immaculate first floor 2 bedroomed apartment

Stylish open plan living/kitchen space

Excellent central Ambleside location

Currently run as a holiday let

Great opportunity for first-time buyers, or suitable for investors

Fully furnished

Leasehold - 999 years from 2013

Parking by private arrangement

No chain

Superfast Broadband

Property Reference: AM4101

2	1	1	D	*Superfast Broadband Available*	*Parking by Private Arrangement*



Sitting Area



Open Plan Living/ Dining Area



Dining Area



Open Plan Kitchen

Blending modern luxury with traditional Lakeland features, this wonderful apartment offers bright and well balanced accommodation which has been transformed over recent years to create a comfortable home.

Approached via a communal staircase and landing, the private hallway has ample space for the storage of coats and boots, and benefits from a useful integrated storage cupboard.

The hallway then leads to a wonderfully light welcoming open plan living/ kitchen space with its high ceiling and coving. Having distinct sitting, dining and kitchen areas with plenty of space in which to cook, dine and relax with family and friends.

The kitchen area has stylish wall and base units with complementary work surfaces and integrated Neff appliances including an oven, microwave, fridge and slim line dishwasher alongside the Franke stainless steel sink and a half with drainer and mixer tap. The large island unit has superb storage with plenty of large drawers, and features the integrated Neff induction 4 ring hob, as well as a breakfast bar ideal for informal dining.

Both bedrooms are wonderfully light with lovely large windows and high ceilings with coving adding to the feeling of spaciousness, and both benefit from having integrated wardrobes.

The primary bedroom is rather special with its stylish contemporary Royce Morgan freestanding roll top bath - simply perfect for relaxing after a day on the fells, or a busy week at work.

The house shower room features a modern and stylish three piece suite comprising a luxury Hansgrohe rainfall shower, dual flush Geberit WC, and a stylish wash hand basin with led illuminated heated mirror over. Also having a heated Wi-Fi Rointe ladder style towel rail/ radiator, and an integrated cupboard which houses the hot water cylinder and also has plumbing for an automatic washing machine.

There is a private arrangement for a parking space at the rear of the property. Additionally, there are parking permits available to purchase from the local council.

Location As locations go, the centre of Ambleside is hard to beat. Whether you're hiking the beautiful fells which surround this bustling Lakeland village, taking a stroll down to the lake shore (where a passenger ferry can transport you to any one of a number of delights around the impressive lake Windermere) or simply ambling down to a local hostelry, dining at a highly regarded restaurant or visiting one of the many cinema screens, everything you might require for a relaxing break is virtually on your doorstep. And yet No.1 could also be a wonderful permanent home for those who would value such comfort and convenience in the heart of the Lake District National Park.

Accommodation (with approximate dimensions)

Communal Hallway

First Floor

Private Entrance Hall

Open Plan Living Space 25' 6" x 12' 8" (7.77m max x 3.86m max)

Bedroom 1 18' 1" x 7' 7" (5.51m max x 2.31m max)

Bedroom 2 12' 6" x 8' 6" (3.81m max x 2.59m max)

Shower Room

Property Information

Tenure Leasehold. 999 year lease commenced January 2013. There is a service charge of £280.00 per quarter.

Services The property is connected to mains electricity, water and drainage.

Broadband Superfast Broadband available - Openreach network.

Mobile Signal O2 and Three likely service, EE and Vodafone limited.

Directions Situated in a convenient central village location, this lovely apartment can be reached on foot from our Ambleside office by heading for the centre of the village and the entrance is found on the right hand side immediately after "Ye Olde Friars" confectionary shop, opposite the White Lion Hotel. The rear of the property can also be accessed from St. Marys Lane.

What3Words ///exits.feels.intricate

Business Rates The property has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2024/25. Small Business Rate Relief may be available.

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.

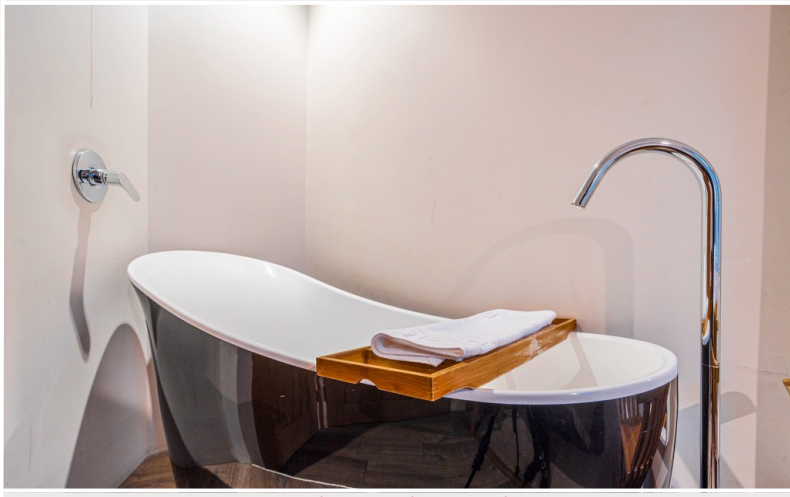
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Open Plan Living Space



Bedroom 1



Freestanding Bath in Bedroom 1

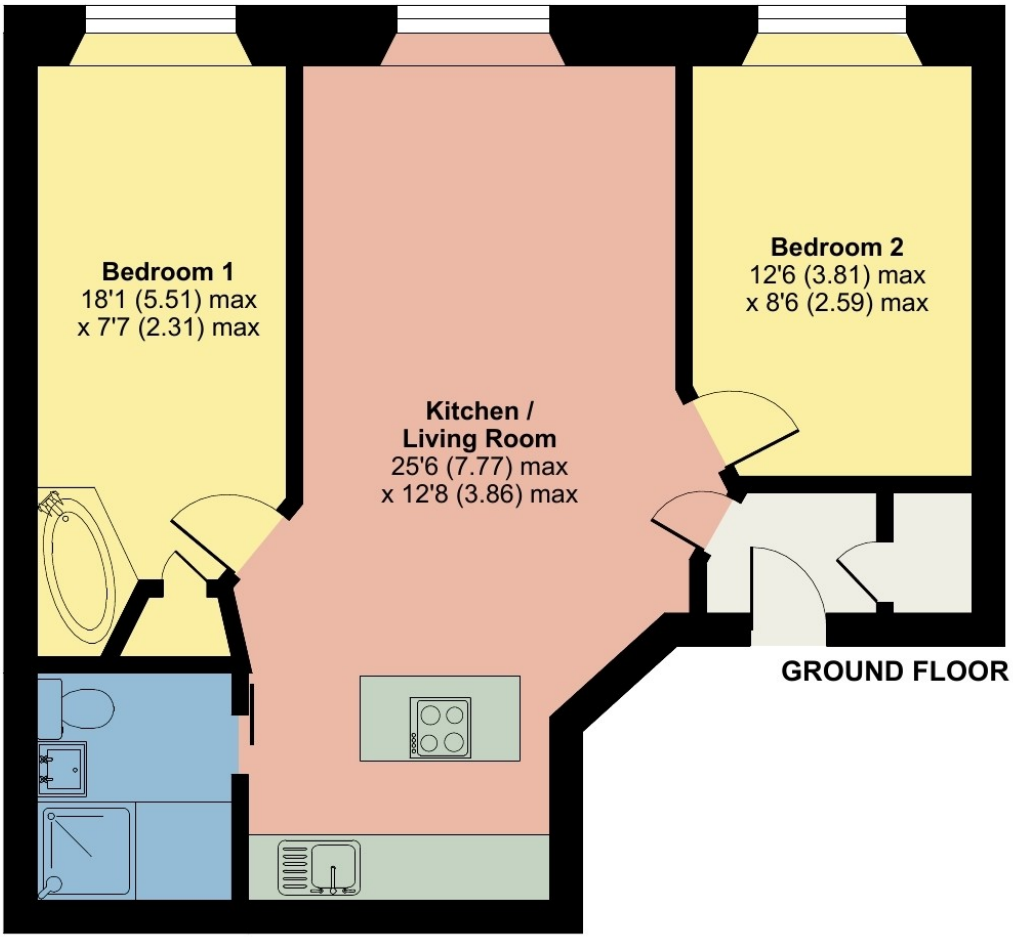


Bedroom 2

1 Midland Bank Flats, St. Marys Lane, Ambleside

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1242678

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