

## Bowness-on-Windermere

**£285,000**

Flat 1, 50 Craig Walk, Bowness-on-Windermere,  
Cumbria, LA23 2JT

Discover the perfect blend of comfort and convenience at Flat 1, Glen Brook, set in the heart of Bowness-on-Windermere. This delightful three-bedroom maisonette offers a retreat in one of the Lake District's most sought-after locations, ideal for a second home, downsizing for a permanent residence or holiday let.

### Quick Overview

3 bedrooomed charming Maisonette

1 Reception Room, 1 Shower Room

In the heart of Bowness-on-Windermere

Paved rear patio

Good decorative Order

Ideal as a 2nd Home, permanent residence or

Holiday Let

In a sort after area

Close to all amenities, transport and schools

On Road Parking

\*Superfast Fibre Broadband 67 Mpbs available



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Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6262



Living Room



Bedroom 1 / Dining Area



Kitchen



Hallway

**Location:** On Street parking is available, allowing you to enjoy the freedom of exploring the local area at your leisure. Being conveniently located midway between the centres of Bowness and Windermere villages, traveling from Windermere, turn left into Beresford Road, and then left into Craig Walk and No 50 is on the left hand side as you start the incline.

**Property Overview:** The main entrance is shared with Flat 2 and once inside the lobby, Flat 1 is on the left hand side, step inside to find a welcoming living room that is spacious and bathed in light from the large double glazed bay window. Bedroom 3, currently being used as the dining room is the next room down the hallway. Further down the hallway you will find the kitchen which is well appointed with a Lamona Gas Cooker with top oven and grill, smart meter, space for a washer and sufficient cupboards for your culinary requirements.

The Shower room follows on from the kitchen featuring a Mira Shower, integral basin and WC and houses the Worcester Gas boiler, this room now completes the first floor.

Stepping outside the back door, you are greeted by a patio garden for your private entertaining or just a morning coffee.

Heading downstairs to the basement, there is a utility room at the base of the stairs, housing the dryer and sufficient shelving for extra storage as well as the Gas meters for both Flat 1 and Flat 2. Both bedrooms follow on, Bedroom 1 and 2 are generously sized bedrooms with bedroom 1 including the Fire Escape window.

Flat 1, Glen Brook offers an unparalleled opportunity to embrace the Lake District lifestyle, whether as a permanent residence or a tranquil holiday escape. Don't miss your chance to make this charming Flat your own.

#### Accommodation: (with approximate measurements)

**Living Room:** 14' 6" into bay x 11' 5" (4.42m x 3.48m)

**Bedroom 3 / Dining Room:** 13' 7" max x 9' 0" max (4.14m x 2.74m)

**Kitchen:** 10' 2" x 7' 9" (3.1m x 2.36m)

**Shower Room**

**Stairs to lower ground floor**

**Store / Utility Room:** 7' 3" x 4' 0" (2.21m x 1.22m)

**Bedroom 1:** 13' 8" into bay x 9' 10" max (4.17m x 3m)

**Bedroom 2:** 12' 10 " max x 11' 1 " max (3.91m x 3.38m)

#### Property Information:

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

**Tenure:** Lease terms - 999 years from and including 16-01-2020 to and including 15-01-3019. Flat 1 owns the freehold for the building with both Flats on a 999 year lease and contributing 50% of the shared maintenance costs as and when required, to include cleaning of windows, guttering and fire alarm testing. Building insurance is £762.80 split equally with Flat 2, for the year commencing 1st May 2025.

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

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

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

**What3Words:** //roofs.aware.informer

**Notes:** \*Checked on <https://www.openreach.com/> 10th July 2025 - not verified.

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 1



Bedroom 2



Rear garden

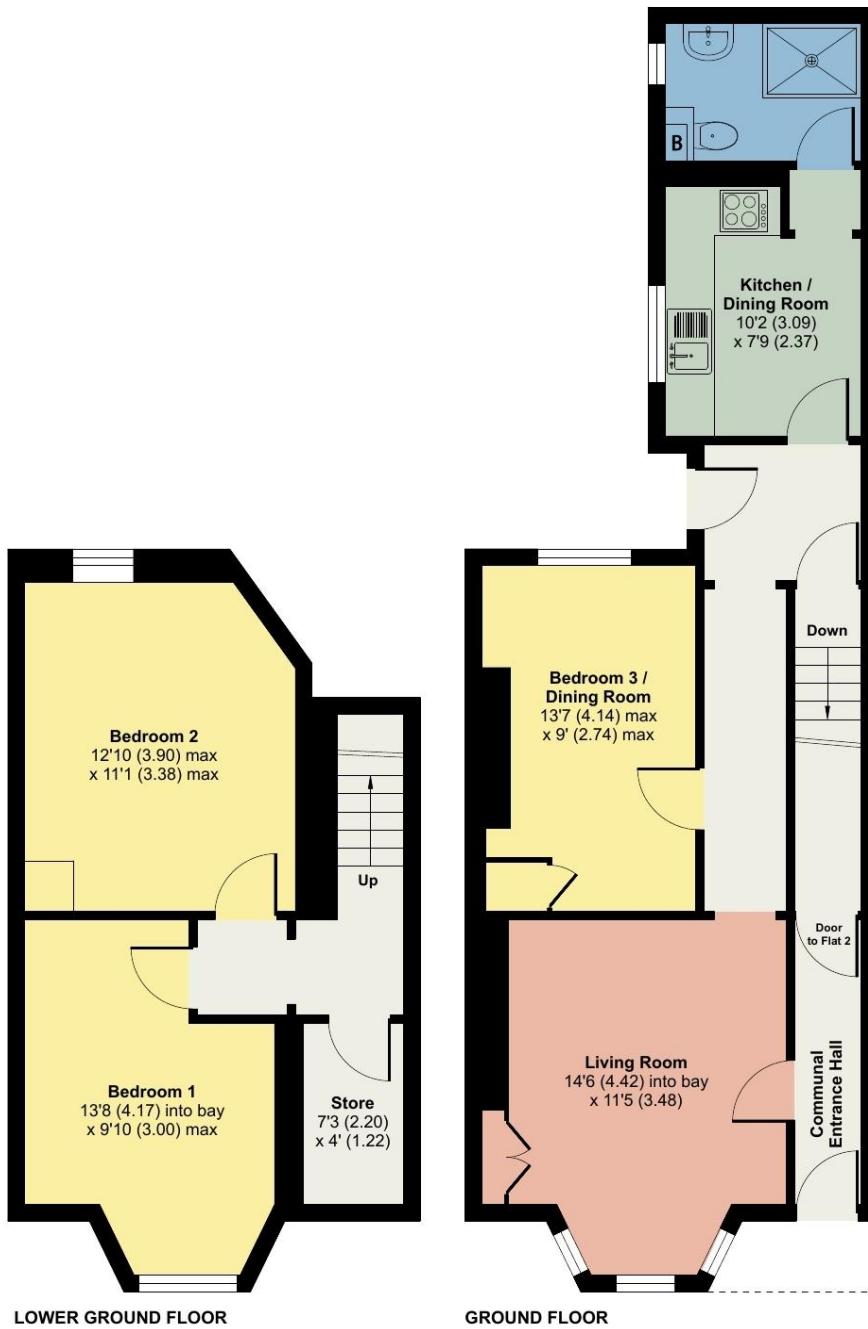


Rear Entrance and garden

# Flat 1, Glen Brook, 50 Craig Walk, Bowness-on-Windermere, LA23

Approximate Area = 905 sq ft / 84 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: 1315931

A thought from the owners... *Having had both the experience of running a holiday let and enjoyed living as a resident on Craig Walk, I can assure you it's a special place. I'm only relocating to finally retire. Enjoy!*

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 16/07/2025.

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