



Oak Street

£225,000

2 Bannerigg, Oak Street, Windermere, Cumbria, LA23 1EP

Don't be put off by the boring exterior and take a second look. A surprisingly large 3 bed, 2 storey flat with the added advantage of a large underbuilt tandem double garage and off road parking to the rear and all within easy level walking distance of the centre of the village.

Quick Overview

3 bedroomed 1st Floor Duplex Apartment
 Two double bedrooms with built in cupboards
 Open Plan Living/Dining/Kitchen
 UPVC double glazing & gas central heating
 Modern fittings throughout
 Excellent First Time Buyers/2nd home or investment prospect
 Situated in the heart of Windermere
 EPC Band D
 Double Tandem garage & off road parking for 2 cars
 Ultrafast Fibre Broadband available - 1800 Mbps



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1



1



D



Ultrafast
Fibre
Broadband



Double Tandem
Garage & Off
Road Parking for
2 cars

Property Reference: W6266



Open Plan Living Room



Living Room & Stairway to Second Floor



Dining Area



Kitchen

Set in the heart of the picturesque Lake District, 2 Bannerigg on Oak Street offers a delightful blend of comfort and convenience. This charming, surprisingly large three-bedroom, newly decorated apartment with tandem double garage is perfect for those seeking a serene retreat with all the modern amenities at their fingertips.

As you step inside, you are greeted by a warm and inviting open plan living space, where natural light floods through large windows, creating a bright and airy atmosphere. The open plan living room, with its tasteful décor, is the ideal spot to unwind, offering an electric log burner for the cooler evenings. The dining / kitchen area follows through, a well appointed kitchen is functional and stylish, featuring ample storage and granite worktop space. The Lomona Gas cooker with extractor over, integral fridge/freezer, space for washer, dryer and dishwasher so whether you're preparing a quick breakfast or a gourmet dinner, this kitchen caters to all your needs.

There is under stair storage for the odds and bobs. The second floor of the apartment boasts two generously sized bedrooms, each offering built in cupboards and the third bedroom can be used as a home office or kiddies room.

A modern bathroom completes the interior, equipped with a Mira Sport shower over bath, WC and hand basin.

Outside, the property benefits from a tandem double garage that can house two small cars as well as designated off road parking for two small cars or one larger vehicle. Whether you need secure parking or extra storage space, this garage is a valuable addition.

Accommodation: (with approximate measurements)

Open plan Living / Dining / Kitchen 25' 6" overall x 15' 10" incl. stairs (7.77m x 4.83m)

Second Floor

Bathroom

Bedroom 1: 11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom 2: 11' 2" x 9' 2" (3.4m x 2.79m)

Bedroom 3: 7' 7" x 6' 3" (2.31m x 1.91m)



Open Plan Living Room



Open Plan Living Room



Bedroom 2



Bedroom 1



Bedroom 1



Bathroom

Double Tandem Garage: 24' 7" x 7' 8" (7.49m x 2.34m)

Property Information:

Services: Mains water, mains drainage, mains electric and mains gas.

Tenure: Leasehold for the residue of 999 year lease from 1-9-1977 subject to a ground rent of £1.00 which is incorporated in the service charge of approximately £1160.00 per annum charged by the management company. This includes building insurance.

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 & Directions: [///shelf.munch.strange](https://www.what3words.com/#!/en/3w/shelf.munch.strange)
Situated within walking distance of Windermere's charming shops, cafes, and restaurants, when traveling into Windermere on the one-way system, turn left into Oak Street, off Crescent Road, carry on straight and you will find the apartments on your right hand side with parking and access to the garage at the rear of the property.

Anti Money Laundering: 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).



Kitchen



Kitchen/Dining Area



Views



Front Entrance

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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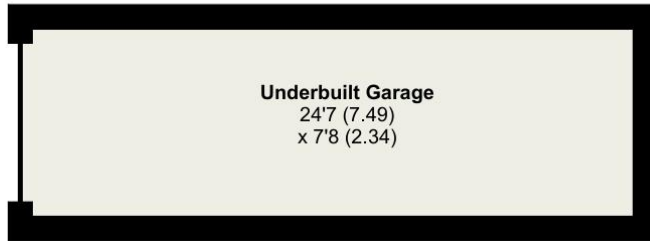
2 Bannerigg, Windermere, LA23

Approximate Area = 832 sq ft / 77.3 sq m

Garage = 189 sq ft / 17.6 sq m

Total = 1021 sq ft / 94.9 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1326717

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