



Ambleside

£125,000

"Flossie's Den", Flat 3 Rohan House, Compston Road, Ambleside, LA22 9DR

"Flossie's Den", or Flat 3 Rohan House, is located in a prime position right in the centre of Ambleside, just a few steps from the bustling shops, restaurants and charming attractions that make up the village.

This studio apartment is perfect if you enjoy visiting the Lakes often, and would like a more permanent place to stay whilst you're here, and has everything you would need to refuel and recharge after a day out on the fells.

Quick Overview

- Second floor studio apartment
- Well equipped kitchenette
- Prime position in the centre of Ambleside
- Views to Fairfield
- Close to transport links
- Beautiful walks from the doorstep
- Ideal weekend retreat
- Short walk to village amenities
- Allocated parking space
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



Allocated
Parking

Property Reference: AM4210



Studio Room



Studio Room



Studio Room



Kitchenette

The communal hallway can be accessed through the front entrance, on Compston Road, or through a rear entrance on Millans Park. The hallway has an enclosed porch, and then stairs to lead up to Flat 3 which is situated on the top floor of Rohan House.

The apartment has an entrance hall, with a clothing rail and convenient storage space just by the front door. The studio room is lovely and bright, thanks to the large sash window. The discreet kitchenette can be found in the built-in cupboard, with tiled walls and base units with cupboard space. There is an under-counter Daewoo fridge and an inset stainless steel sink, and would be perfect for making yourself a quick bite to eat!

The room has a charming feature wall with exposed stone, and space where a fireplace would have been in the past. The room currently accommodates a double sofa-bed, which is a great way to save space, and a corner unit for the television.

The tiled shower room is deceptively spacious, comprising a large corner shower cubicle with electric shower, built-in wash hand basin and vanity unit, WC and chrome heated towel rail.

On the ground floor, there is a large storage cupboard which belongs to Flat 3; an ideal place to store bikes, paddleboards or for stashing luggage if visiting for a weekend.

The parking space for Flat 3 is found at the back of the building, and will be a blessing during peak season in Ambleside!

Accommodation (with approximate dimensions)

Hallway

Studio Room (Bedroom, Living & Kitchenette) 10' 0" x 10' 6" (3.06m x 3.21m)

Shower Room

Property Information

Tenure Leasehold - We understand the property to be Leasehold for a term of 999 years from the 1st January 1990.

There is Service Charge of £400.00 PA which includes maintenance costs for Rohan House. Ground Rent of £100.00 PA is payable.

Council Tax Council Tax Band A - Westmorland and Furness Council.

Services The property is connected to mains water, drainage and electricity. The property benefits from electric storage heaters.

Broadband Ultrafast Broadband available - Openreach network.

Mobile Services Good service from EE, Vodafone, O2 and Three.

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

Directions On entering the one way system through Ambleside from the south (ie from the direction of Windermere and the lake) travel along Rothay Road, bearing left around the miniature golf course, putting green and park and following the road then around onto Compston Road. The front entrance to the building is can be found next door to Zeffirelli's, and there is disc parking on the road. Alternatively, turn left off Compston Road before Zefferelli's and continue round Millan's Park to the allocated parking space for Flat 3, and the rear entrance.

What3Words ///shrug.journals.stardom

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML) 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



Shower Room



View



Rear Elevation



Parking Space



Approximate total area⁽¹⁾

20.6 m²
222 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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