

HACKNEY & LEIGH

Bowness-on-Windermere

£395,000

6 The Royal, Church Street, Bowness-on-Windermere, LA23 3GN

Arguably one of the best apartments in the development and located in central Bowness, yet on the quieter side of the building, offering 2 bedrooms, a large living area, 2 balconies and fantastic views across the rooftops to the lake and mountains beyond. As you step into the well-maintained communal entrance hall, you're presented by a welcoming atmosphere. Occupancy conditions apply.

Quick Overview

- 3rd floor, 2 Bedroom apartment
- Lake views and 2 balconies
- 2 Bathrooms/ shower rooms
- Central location, close to amenities
- In good decorative order
- Local occupancy conditions apply
- Lift access
- Secure allocated garage covered parking
- Double glazing and gas central heating
- Superfast broadband available

Property Reference: W6348

2 | 2 | 1 | B | *Superfast broadband* | *Secure allocated covered parking*



Living/dining room



Kitchen



Bedroom 1



Bedroom 2

As you step into the well-maintained communal entrance hall, you're presented by a welcoming atmosphere.
The heart of this property is the open-plan kitchen, living, and dining area. Here, a traditional style beam adds character, while a wall-length window enhances the space's natural light and provides access to a balcony with stunning lake views across the rooftops.
The kitchen is both stylish and functional, featuring a fitted Neff microwave and oven, a concealed fridge freezer, and ample wood-effect wall and base units for increased storage. Modern wall tiles and white wall units complement, alongside a concealed Neff dishwasher and a stainless steel sink.

The spacious living area is perfect for entertaining, currently accommodating a long dining table and sofas. To the left, a versatile space is currently used as an extra sleeping area but could easily be a home office area with oak sliding doors for privacy.

The main bedroom boasts floor-length windows that open onto the balcony, offering lake views. It features a generous fitted wardrobe and a sizeable en-suite with a shower, vanity mirror, and tiled walls, all in excellent good condition.

Bedroom two also offers ample space, accommodating a double bed, with another large window providing a lake outlook. The main bathroom is well-appointed with a three-piece suite, modern grey tiling, a vanity mirror above the sink and a shower. To the end of the hallway, there is a useful utility room, with plumbing for a washing machine and houses a Vaillant gas boiler. This room also has enough space for a fridge and offers ample extra storage.

Entry to the building can be via the covered parking area off St Martin's parade, or the pedestrian access off Church Street, both giving access to the stairs and lift up to the apartment. This apartment in the centre of Bowness is an ideal home, combining modern living with the tranquillity of lake views promises convenience. Don't miss the opportunity to make this lakeside apartment your own.

Living/dining room: 6.25 x 5.97m (21'4" x 19'6")

Office area: 2.07 x 2.48m (6'9" x 8'1")

Kitchen: 2.48 x 3.39m (8'1" x 11'11")

Hallway

Bedroom 1 5.42 x 3.04m (17'9" x 9'11")

Ensuite

Bedroom 2: 3.86 x 3.04m (12'7" x 9'11")

Bathroom

Utility 1.82 x 1.74m (5'11" x 5'0")

Outside space: To the front of the building is a paved communal patio area perfect for a BBQ on the sunnier days.

Property information:

Services: Mains gas, water, drainage and electricity. Double glazed windows and gas fired central heating.

Request a Viewing Online or Call 015394 44461

Tenure: Leasehold, £3304.08 Service charge annually, Management company: Bowness Management Company LTD
Residue of a 999 year lease from 2004.

Council Tax: Westmorland and Furness band F.

What 3 Words and Directions:
///readjust.diverged.remodels
From Lake road, continue towards Bowness. Go straight at the roundabout, and on the next right, turn onto Church Street. The Royal apartments are on the right hand side.

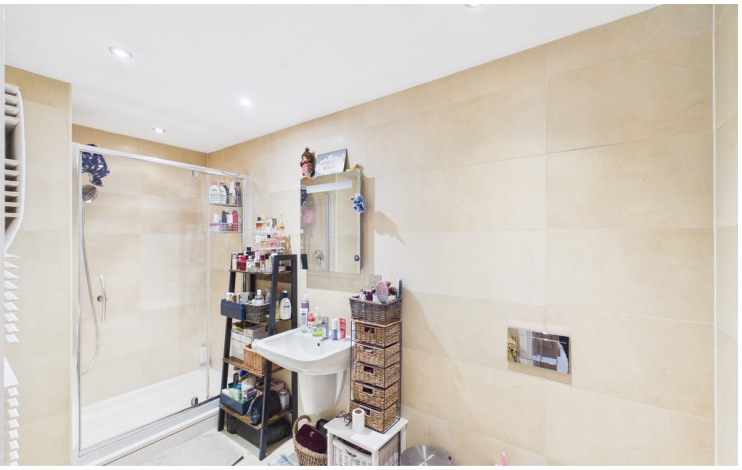
Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

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 £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 charge will be £150 (incl. vat).

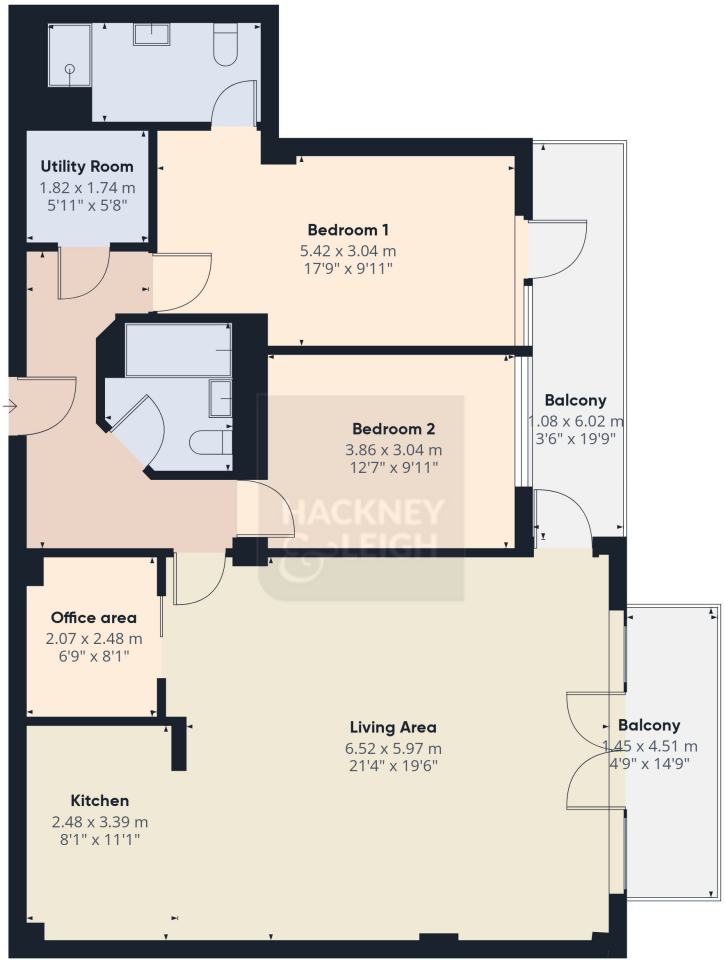
Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred 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 11/03/2026.


Bathroom


Ensuite


External


Balcony



Approximate total area(1)

104.6 m²

1125 ft²

Balconies and terraces

12.8 m²

138 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

A thought from the owners: What we love is our large lounge with amazing views, the quiet privacy of the apartment and open plan feeling especially in the summer, with our two balconies which are bright and private.

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 28/03/2026.

Request a Viewing Online or Call 015394 44461