



## Bowness-on-Windermere

£227,000

46 Quarry Rigg, Bowness-on-Windermere, LA23 3DT

A 2 bedroomed first floor flat in this centrally located development in the heart of Bowness on Windermere with private shared parking and easy access to everything the village has to offer.

### Quick Overview

2 Bedroomed first floor apartment

1 Reception room & 1 bathroom

Fantastic central location

Glimpses of the Lakeland fells

Close to village and amenities

In need of modernisation

Suitable for a permanent home, 2nd home or holiday let

Communal off road parking

\*FTTC Superfast broadband available up to 63-80Mbps



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Superfast  
Fibre  
Broadband



Communal Off  
Road Parking

Property Reference: W6154



Living Room



Kitchen



Bedroom 1



Bedroom 2

**Location:** Quarry Rigg is set back slightly from the main "Lake Road" roughly behind the Lake Road public car park below the former Royalty Cinema. Access is via the communal stairs between the Escape Rooms and Age UK to the front.

Shared communal parking is at the rear of the development and is accessed by going down Longlands Road, bearing left at the bottom of the hill, then left after Badger Press and the parking is a short way down on the left.

**Property Overview:** Perhaps in need of a bit of an uplift, a two bedroomed first floor apartment in this popular development. The accommodation comprises of an open plan living room with kitchen area, 2 good sized bedrooms and modern bathroom. The property has electric heating and uPVC double glazed windows.

**Accommodation: (with approximate measurements)**

Entrance Hall

Bedroom 2 10' 2" x 10' 0" (3.1m x 3.05m)

Bathroom

Bedroom 1 13' 0" x 9' 7" (3.96m x 2.92m)

Living Room 15' 8" x 14' 0" (4.78m x 4.27m)

Kitchen 5' 8" x 1' 9" (1.73m x 0.53m)

**Property Information:**

**Services:** Mains water, drainage and electricity. uPVC double glazing to windows.

**Tenure:** Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £547.50 per quarter inclusive of block buildings insurance with a ground rent of £15.00 per annum.

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

**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.

**What3Words:** ///perform.seat.frown

**Notes:** \*Checked on <https://www.openreach.com/> 30th September 2024 - not verified.



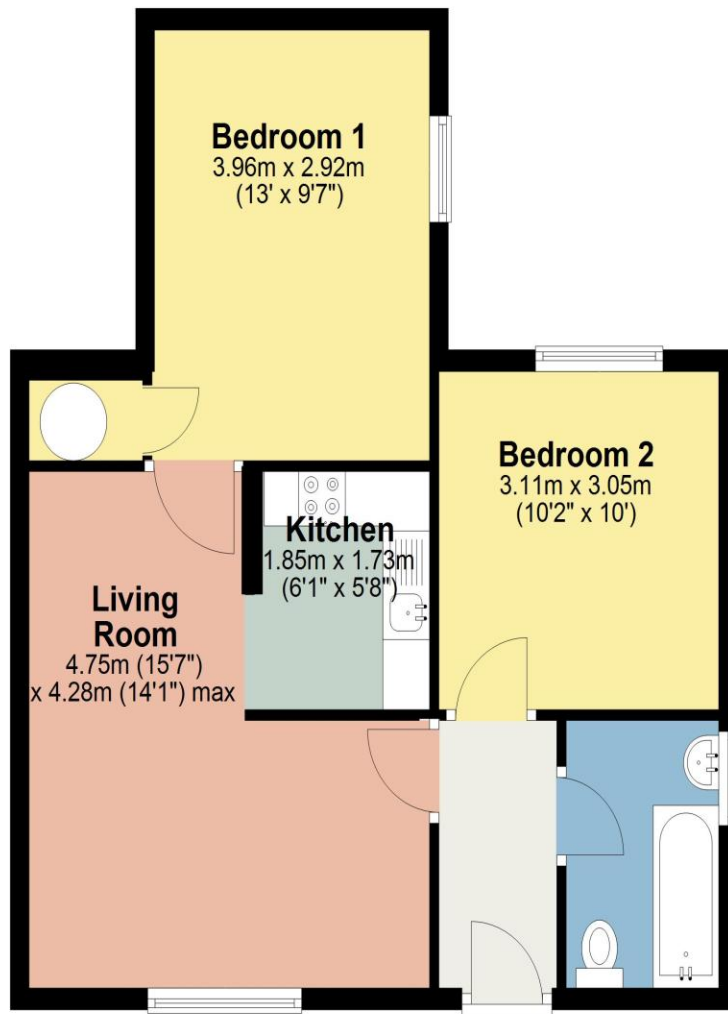
Living Room



View

## First Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

A thought from the owners...

***"We have had a great bolt hole over the last 25 years of owning 46 Quarry Rigg!"***

**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 (incl. 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).

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