



16 Blue Hill Park

Ambleside, LA22 0AP

Guide Price £395,000

16 Blue Hill Park

Ambleside

16 Blue Hill Park is a superb luxury semi detached property offering the unique opportunity to purchase a live/work unit in the Lake District National Park. The ground floor provides the excellent open plan work space which is extensive. A delightful light and airy triple aspect rooms with front and rear bi fold patio doors. With kitchen area, comprehensive fitted cupboards all with underfloor heating. In addition is a stylish ground floor shower room.

Whilst on the first floor, presented to a high specification in a contemporary and stylish fashion. The two-bedroom apartment offers a superbly, stylish and modern accommodation with an attractive open plan living, kitchen and dining area with the living area having a stunning feature vaulted ceiling.

Located within this highly popular and modern development, which was built around 2011. Enviably situated on the lower slopes of Wansfell Pike with private rear patio and communal gardens to the front and side. Additionally, the apartment benefits from designated private parking.

Situated a short ten minute stroll from the fabulous amenities of the highly popular town of Ambleside set in the heart of the Lake District National Park. Situated on the lower slopes of Wansfell Pike with access to endless fell and country walks from the doorstep. Just a short ten minute stroll from the fabulous amenities of the highly popular town of Ambleside set in the heart of the Lake District National Park.



UPVC front door opens into a welcoming;



Hallway

With tiled flooring, underfloor heating, and an open oak staircase with glass balustrade. Built in oak wardrobe provides practical storage.



Office

Bright triple aspect room with bi fold patio doors to the front and rear. Fully tiled floors and extensive built in wardrobes.



Shower room

Modern three piece suite with double shower cubicle, wash hand basin, and WC. Fully tiled floors and walls, heated towel rail, and extractor fan.



Kitchen

Comprehensive selection of fitted wall and base units, stainless steel sink with mixer tap, plumbing for washing machine and partial wall tiling.



First floor

Living accommodation. Air source heating controls. Leading to:



Semi Open Plan Living, Kitchen Diner

Living room has a wonderful high vaulted ceiling with west facing views towards Todd Crag. A dual aspect views towards Latterbarrow. Full oak flooring. Comprehensive selection of fitted cupboards for a useful storage facility.



Kitchen area contains a contemporary wall and base units, stainless steel sink, four ring electric hob, integrated appliances, wine rack, partial wall tiling, and storage cupboard. Views towards Loughrigg. Additional storage cupboard housing the manifold and consumer units with shelving.

Bedroom One

Double room with fitted double wardrobe. Views towards the lower slopes over Wansfell Pike and towards Blue Hill Woods.



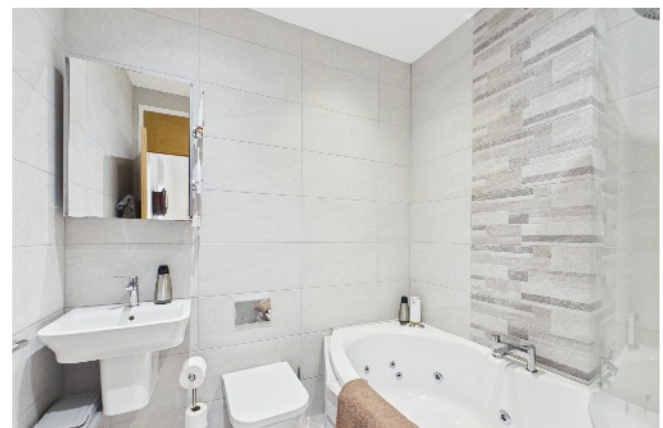
Bedroom Two

Double room with view towards Wansfell Pike and Blue Hill Woods.



House Bathroom

White three piece suite comprising of a spacious jacuzzi bath with overhead shower, wash hand basin and WC. Fully floor and wall tiled with extractor fan.





Services

Mains services connected, water, electric and drainage. Air source heat pump and air conditioning units with solar panels and battery that provides storage. Underfloor heating.

Council Tax Band

D

Business Rates

Rateable value £5,300. Amount payable £2,469. 80. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

Tenure

Freehold. Vacant possession upon completion.

Broadband

Fibrus and BT Fibre are available.

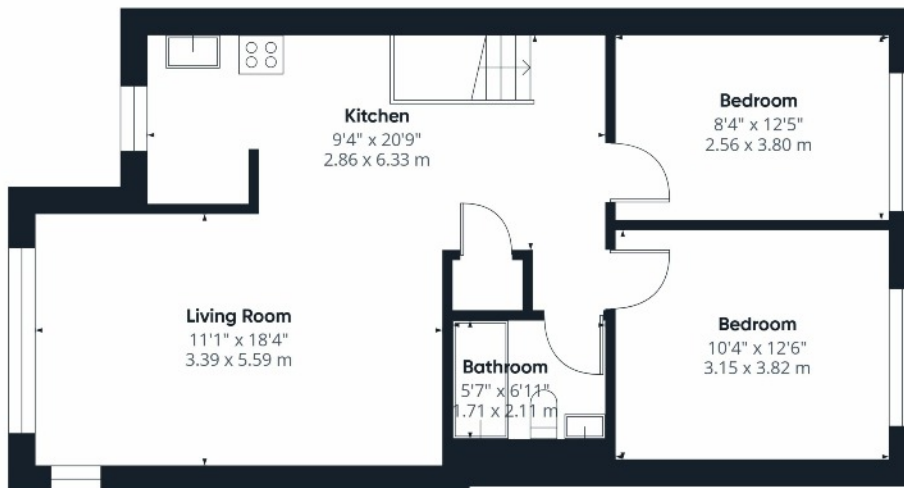
Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1302 ft²
120.8 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.