



12 Blue Hill Park

Ambleside, Cumbria, LA22 0AP

Price £345,000

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12 Blue Hill Park is a superb luxury first floor apartment with its own private entrance. Presented to a high specification in a contemporary and stylish fashion. This two bedroom luxury apartment offers spacious and generously proportioned accommodation with a superb featured high vaulted ceiling and open plan living, kitchen and dining area. Arguably the most desirable apartment in this select, highly popular and modern development, which was built around 2011. Enviably situated with attractive country views to the rear towards Wansfell Pike and communal gardens to the front and side. Additionally the apartment benefits from designated private parking.

Although presently operating a highly successful and well established holiday letting property, summary accounts available on request. It is also being enjoyed as a second home. Please note the property is being sold with forward bookings and with contents available by negotiation. The property would equally suit a main residence or make a perfect bolt hole.

Situated on the edge of the highly popular town of Ambleside set in the heart of the Lake District National Park, the property is a short stroll from the centre of the town and its fabulous amenities. It is also on the lower slopes of Wansfell Pike with access to endless fell and country walks from the doorstep.



Accommodation

Glazed UPVC door leading into:

Hallway

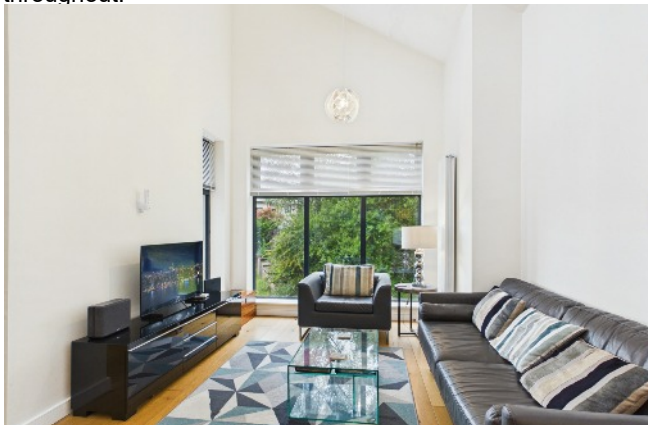
Providing useful cloak area with tiled floor and radiator. Oak staircase leading to:



Kitchen/Living/Diner

The kitchen comprises a contemporary selection of black high gloss wall, base and curved units with stainless steel sink unit and mixer tap. Appliances include four ring induction hob, extractor fan, dishwasher, fridge/freezer and wine rack. Integrated appliances include electric oven and microwave. The living / dining area is a fantastic open plan dual aspect room with feature high vaulted ceiling and skylight creating a light and airy space. The living area has Satellite and TV point and three feature vertical radiators. West facing views over the communal garden towards the surrounding countryside.

Cupboard providing ideal storage area and houses a wall mounted gas central heating combi boiler and washing machine. Concealed fuse box. Solid wood flooring throughout.



Bedroom One

A light and bright double bedroom with TV point. Views over the lower slopes of Wansfell. Oak flooring.

Bedroom Two

A light and bright double bedroom with oak flooring and TV point. Views over the lower slopes of Wansfell.

Upstairs Hallway

A hatch to the loft provides a useful 'part boarded' storage

Bathroom

A stunning three piece room with fully floor and floor tiled with polished slate, A white suite comprising of a P shaped panelled bath with shower over, glazed curved screen, grey gloss vanity wash handwash and wall hung WC. Inset illuminated mirror and shelf. Inset lighting, chrome fittings, heated towel rail with under floor heating and extractor.



Outside

The property benefits from attractive communal gardens and an individual private designated parking space plus visitor parking. Communal bin area.

Services

All mains services. Gas central heating.

Tenure

Leasehold. An original term of 999 years from 2011. We understand there is an annual service charge of £2,342, which covers building insurance, garden, window cleaning and road maintenance.



Rateable Value

£2,650. Actual amount payable £1,234.90. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland & Furness District Council 01539 733333.

What3words///spike.denoting.shells

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Floor 0



Floor 1

Approximate total area²
710 ft²
65.9 m²

(1) Excluding balconies and terrace

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.