



# Ambleside

£330,000

13 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Contents included (bar personal possessions) to enable it to be immediately let out as a holiday rental.

Stand out from the crowd with this very special home.



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Ultrafast  
Broadband  
Available



Allocated  
Parking Space

## Quick Overview

Stylish purpose built self contained ground-floor apartment

2 bright double bedrooms

Fitted kitchen and luxury modern bathroom

Ideal home, holiday let or long term let

Contents available by separate negotiation  
(bar personal possessions)

Private patio and well maintained communal grounds

Short walk to Ambleside amenities

Gas central heating

Allocated car parking space

Property Reference: AM4116



Sitting Area



Sitting Area



Open Plan Living Space



Contemporary Kitchen

Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has ample space for wet coats, muddy boots and soggy dogs. Stairs here lead to the first floor bright open plan living/dining area, having space to sit, dine and relax with family and friends.

The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two bright and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator ensuring warm towels are to hand.

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet very convenient within walking distance of the centre of Ambleside and all it has to offer. A unique opportunity not to be missed.

### Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space 21' 5" x 15' 10" (6.53m x 4.83m)

Inner Hallway

Bedroom 1 15' 6" x 9' 6" (4.73m x 2.92m)

Bedroom 2 9' 6" x 9' 5" (2.91m x 2.89m)

Bathroom

## Property Information

**Tenure** Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2026 understood to be £2,342.86. The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance.

**Business Rates** 13 Blue Hill has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2024/25. Small Business Rate Relief may be available.

**Services** The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators.

**Broadband** Ultrafast Broadband available - Openreach and Fibribus networks.

**Mobile Services** O2 limited service, 5G is predicted to be available around this location from EE outdoors only.

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

**Directions** From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A591). Turn left onto Old Lake Road opposite Alpkitt, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

**What3Words** ///rational.dolly.foreheads

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering (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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



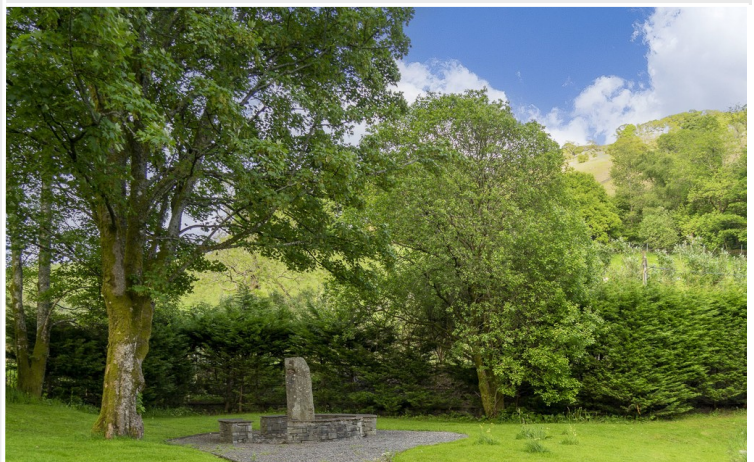
Bedroom 1



Private Patio

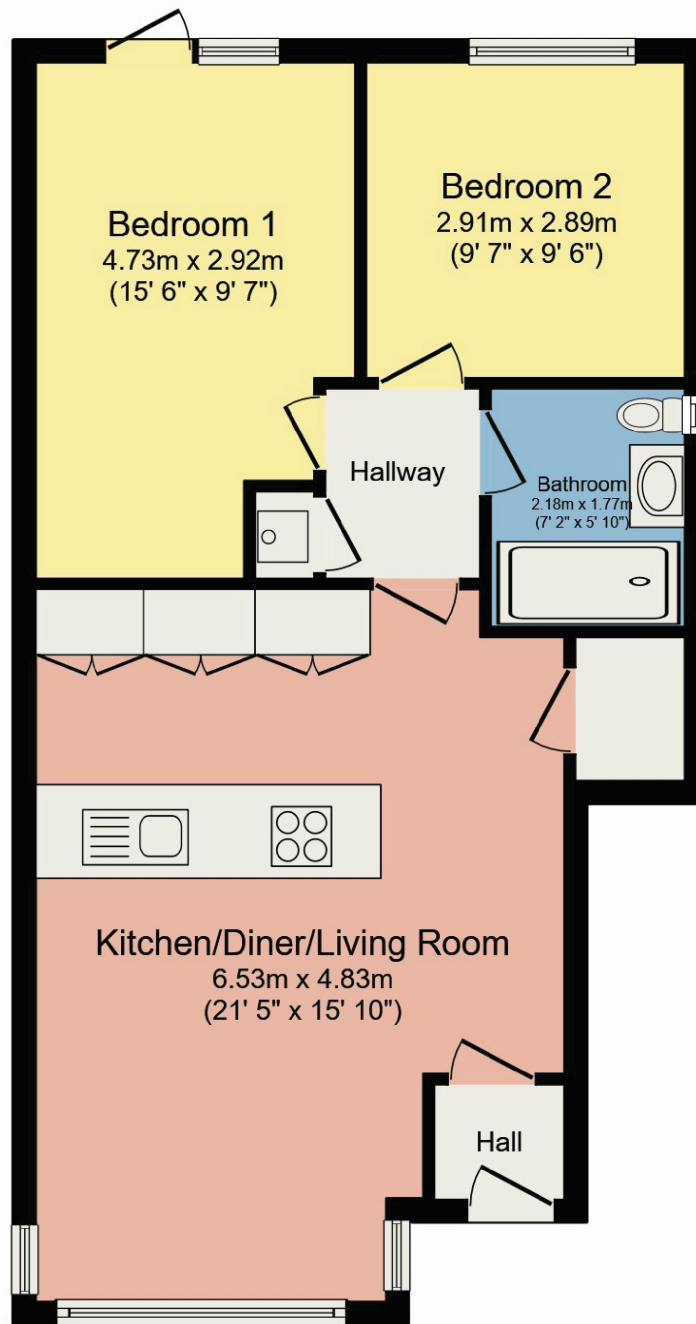


Bedroom 2



Communal Grounds

Blue Hill Park, Ambleside



## Ground Floor

Total floor area 60.6 m<sup>2</sup> (652 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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 16/04/2026.

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