MATTHEWS BENJAMIN

13 Elleray Gardens

Windermere, LA23 1JE

Guide Price £175,000

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Elleray Gardens is a modern, purpose-built retirement development for the over-55s, ideally located just 200 yards from the excellent amenities of Windermere village. Set within a peaceful and sheltered environment, this well-presented apartment enjoys a pleasant outlook over the attractive private gardens to the rear. The apartment benefits from double glazing throughout and electronically controlled electric heating, with individual programmable controls in each room, providing both comfort and energy efficiency. The accommodation comprises an entrance hall, a bright living room, a fitted kitchen, a modern shower room, one spacious double bedroom and a versatile single bedroom, ideal for guests, hobbies or a home office. Residents of Elleray Gardens enjoy access to a range of excellent communal facilities, including a lift to all floors, a guest suite for visiting family and friends, a laundry room, beautifully landscaped gardens and residents' parking.

The property occupies a central village location, within easy walking distance of Windermere's wide range of amenities, including Booths supermarket, Boots Pharmacy, a selection of independent shops, cafés and restaurants, the post office, church and excellent public transport links. The apartment is also ideally placed for exploring the wider Lake District National Park, with the market town of Kendal and convenient access to the M6 motorway all within easy reach.

Accommodation

A secure communal entrance door with an intercom entry system provides access to the reception area, communal hallway, and stairs or lift serving the upper floors.

Entrance Hallway

Built-in airing cupboard housing the immersion heater, together with a second built-in storage cupboard ideal for coats and household items. Security entry telephone and warden alarm system.

Sitting Room

A well-proportioned living room incorporating a dining area, featuring a double-glazed window and glazed external door opening onto a small private patio. The room enjoys an attractive outlook over the well-maintained communal gardens.

Kitchen

Modern fitted kitchen with a range of wall and base units complemented by work surfaces, integrated sink and drainer, electric induction hob and built-in oven, integrated fridge, and space for a microwave

Bedroom

A comfortable double bedroom with a built-in wardrobe and a large window enjoying pleasant views over the communal gardens

Bedroom two

A versatile second bedroom, currently arranged as a home office, but equally suited as a comfortable single bedroom, with a window overlooking the communal grounds

Shower room

Fitted with a contemporary three-piece suite comprising a shower cubicle with electric shower, vanity wash hand basin with built-in storage, illuminated mirrored cabinet with shaver point, and WC. Vertical heated towel radiator, fully tiled walls, and tiled flooring.

Outside

Private parking is available for residents of Elleray Gardens on a first-come, first-served basis. The development is surrounded by attractive, well-maintained communal landscaped gardens.

Services

Mains water, drainage and electricity are connected. Electric heaters.

Tenure

Leasehold for an original term of 150 years from 1987. An annual maintenance charge is levied which covers the cost of building insurance, day-to-day repairs, window cleaning and gardening. The current charge per month is at present £255.21. A sinking fund payment is made annually or can be made at the time of any future sale.

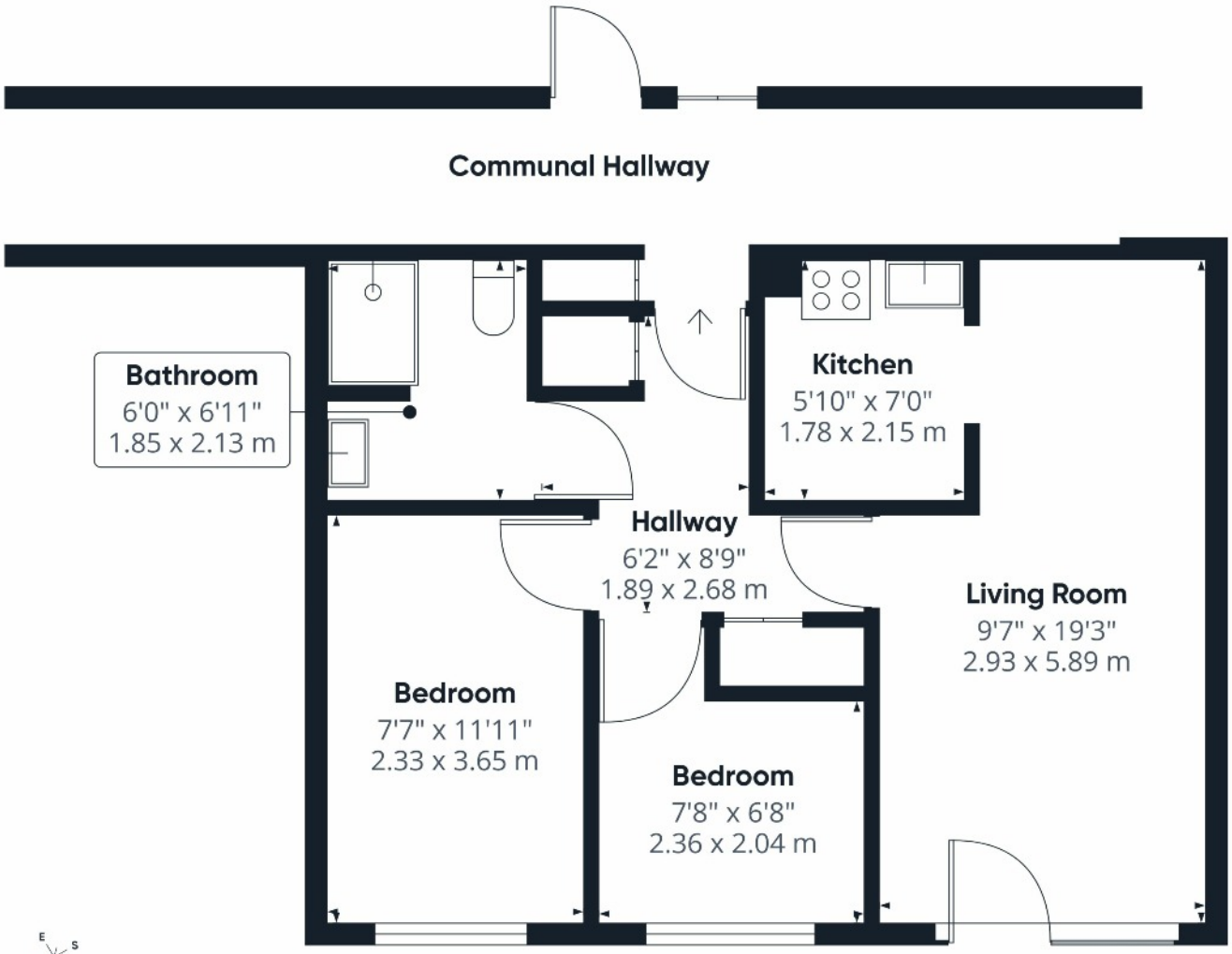
Council Tax Band

C

Broadband

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

Ellerthwaite Square, Windermere, LA23 1DU
T 015394 47717
e sales@matthewsbenjamin.co.uk



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Approximate total area(1)
474 ft²
44 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.

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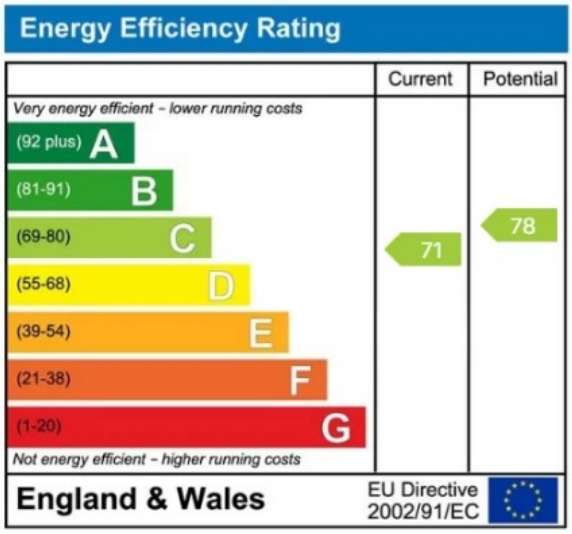

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, 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.

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