



# Flat 23, The Lakelands

Lower Gale, Ambleside, LA22 0BD

Guide Price £350,000

# Flat 23, The Lakelands

## Lower Gale, Ambleside

This sale represents an excellent opportunity to acquire this superb one bedroom apartment within the complex. Delightfully presented to a 4 star standard, this spacious and attractive contemporary apartment is a highly successful holiday letting property. Currently generating a superb gross income of around £40,000 p.a and is being sold with all forward bookings and contents. The managing agents would be happy to continue to manage the property for any new buyer.

Commanding spectacular panoramic views over the town towards Loughrigg and Fairfield. The apartment benefits from both private and communal entrances, lift access and designated private parking. The property would ideally suit someone looking for a weekend retreat or investment property.

One of seventeen apartments within the highly popular The Lakelands development which was constructed in the late 1980's. The Lakelands development occupies a stunning and enviable position elevated above this highly popular Lakeland town with endless walks from the doorstep. Conveniently positioned only a few minutes walk away from the centre of the village where there is a large variety of amenities including shops, restaurants, post office etc.





### Accommodation

Lower ground floor communal entrance. Communal hallway leading to a private front door, opening into a wide hallway with an electric wall heater and a useful storage cupboard.

Leading to:

### Living/Kitchen/Diner

A superb, light and airy open plan room presented to a high specification. The kitchen area features a comprehensive range of wall and base units with grey silestone worktops, upstands and splash back, complemented by a stylish breakfast bar. There is a 1.5 stainless steel sink with mixer tap. Appliances include a four-ring induction hob, extractor fan, electric oven and combi-oven with integrated microwave, integrated fridge, dishwasher, and washer/dryer. Tiled flooring. Concealed cylinder with pressurised hot water system.

The room enjoys fantastic west facing views towards Todd Crag, Black Fell, Wetherlam and the Fairfield Horseshoe, with double sliding patio doors, a TV point, and twin electric wall heaters.

Double doors leading to:





### Bedroom

A well-presented, light and airy, spacious double bedroom with a striking floor-to-ceiling picture window, offering spectacular views over the private terrace, Todd Crag, the Fairfield Horseshoe and Black Fell. Electric wall heater.

### En Suite

A superb white suite comprising a double shower cubicle with both a main head and handheld shower attachment, bath, wash hand basin and under sink storage, and WC. Fully tiled floors and walls. Heated towel rail, illuminated mirror, and extractor fan.



### House Shower Room

A superb three-piece white suite comprising a double shower cubicle with both a main head and handheld shower attachment, wash hand basin with under sink storage, and WC. Fully tiled floors and walls. Heated towel rail, illuminated mirror, electric shaver point, and extractor fan.





### Outside

The property benefits from communal gardens and a private terrace, perfectly positioned to take in superb 180-degree views over the Fairfield Horseshoe, Todd Crag, Black Fell and Latterbarrow. Designated parking space, with additional visitor parking available.

### Business Rates

Rateable Value: £1,825. Actual amount payable: £715.40. This could be reduced to zero if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority - Westmorland and Furness Council.

### Directions

What3words///

### Services

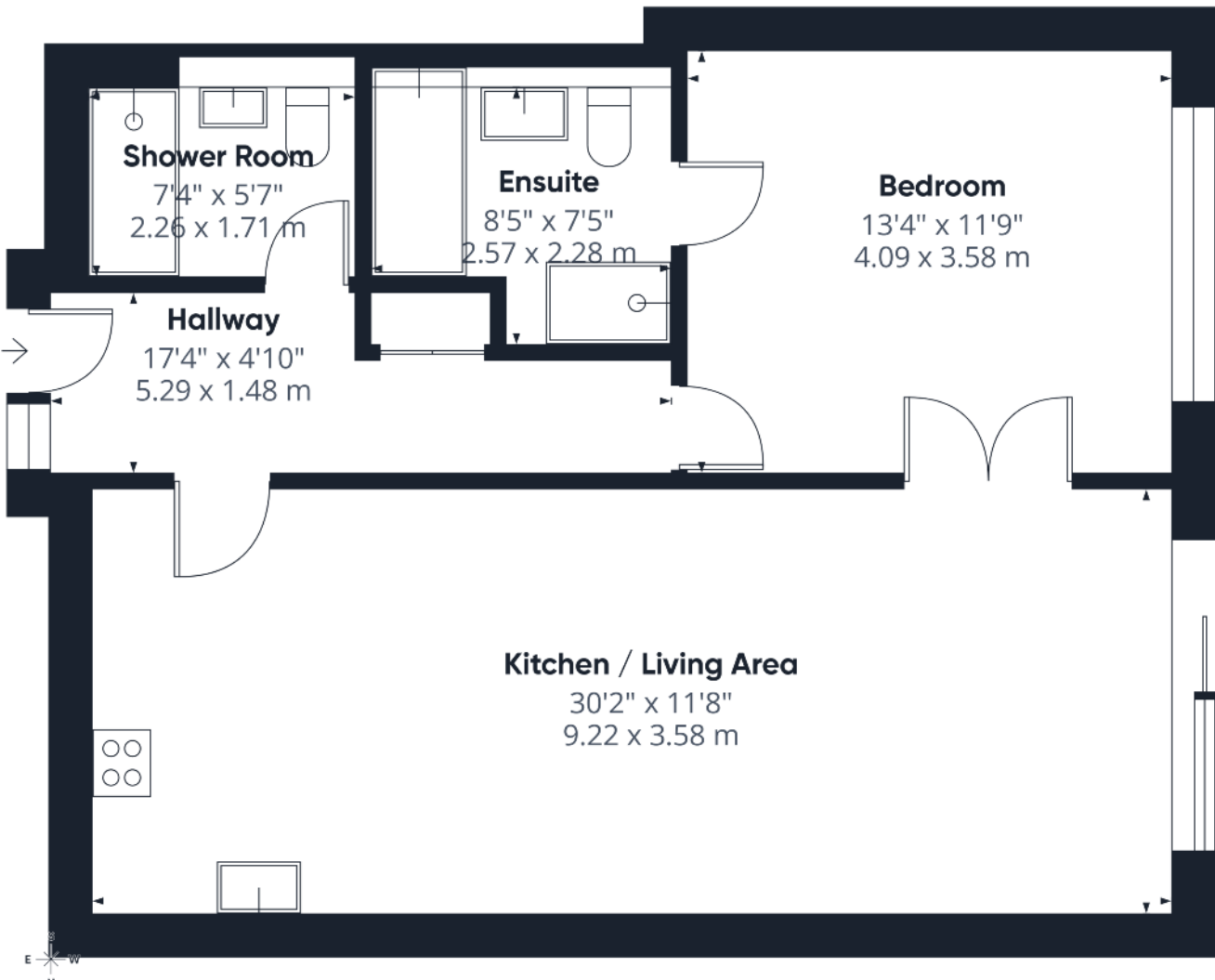
Mains water, electricity and drainage. Electric heating.

### Tenure

Leasehold on an original term for 999 years commencing in 1988. The purchaser will become a shareholder in Ambleside Overview Limited (The Management Company set up to run the affairs of this purpose built development.) The annual fee for 2026 is £2,700 plus £300 for the sinking fund. This includes the repair and maintenance of the main building, communal areas, the lift, administration fees and gardening, Building Insurance and Fibre Broadband. Ambleside Overview Limited owns the freehold and owners of the seventeen individual properties within the development hold one share in the company.

### Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)



Approximate total area<sup>(1)</sup>  
692 ft<sup>2</sup>  
64.3 m<sup>2</sup>

(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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	58		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

