



2c Lake View Villas

Bowness-on-Windermere, LA23 3BP

Guide Price £250,000

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Bowness-on-Windermere

A traditional Lakeland stone-built Victorian apartment, 2c Lake View Villas enjoys spectacular views across Lake Windermere and the surrounding fells, including Claife Heights and the Langdale Pikes.

This superb second floor apartment has been tastefully decorated throughout and is presented in excellent, ready-to-move-into condition. The spacious accommodation comprises a living room, fitted kitchen, double bedroom and separate bathroom. The property further benefits from a designated parking space and a shared outside seating area.

A rare opportunity, 2c Lake View Villas also offers such flexibility, with the apartment suitable for holiday letting, use as a second home or permanent residence, subject to any necessary consents.

Ideally situated just a few minutes' walk from the centre of Bowness-on-Windermere, the apartment is within easy reach of a fantastic range of shops, cafés, restaurants and local amenities. Tucked away in a peaceful yet highly convenient location, this is an appealing property for those seeking a Lakeland retreat, investment opportunity or full time home.



Accommodation

Staircase leading from the communal entrance to the front door of 2c on the first floor.

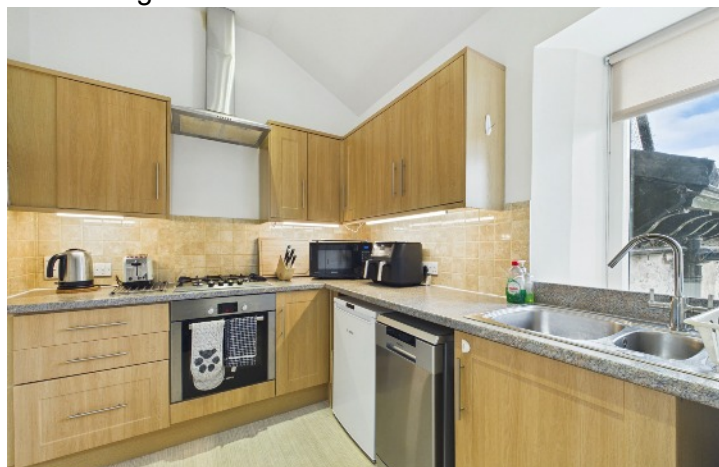
Private entrance to 2c

A further staircase leads from the private front door to the second floor apartment.



Living/Dining Room

A bright and spacious reception room featuring a sash window, enjoying spectacular views towards Lake Windermere and the surrounding fells. Gas coal-effect fireplace with slate hearth, together with ample space for a dining table and chairs.



Kitchen

A well-appointed kitchen fitted with a good range of wall and base units, inset stainless steel sink and drainer, integrated Bosch electric oven, Bosch gas hob with extractor over, space for a fridge and separate dishwasher. Built-in storage cupboard housing the Worcester boiler.

Bedroom

A generously proportioned double bedroom, once again benefiting from beautiful views towards Lake Windermere and the surrounding fells.

Bathroom

Fitted with a three-piece white suite comprising WC, washbasin and bath with shower over. Heated towel rail, laminate flooring and partially tiled walls.



Outside

The property benefits from designated parking for one vehicle, together with communal seating areas to the front of the property.

Services

Mains gas, water, drainage and electricity. Gas fired central heating to radiators.

Tenure

Leasehold - Subject to an annual service charge for the shared maintenance responsibilities. The service charge for 2026 is circa £2,942.28. Please note: as the property is currently held freehold, a lease will need to be created as part of the sale process.

Business Rates.

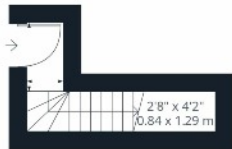
Westmorland and Furness Council – business rates are payable. Rateable Value of £1,825 (with effect from 01.04.26) with the standard multiplier of 54.6p. Currently 100% small business relief applies, purchasers are advised to make their own enquiries.

What3Words

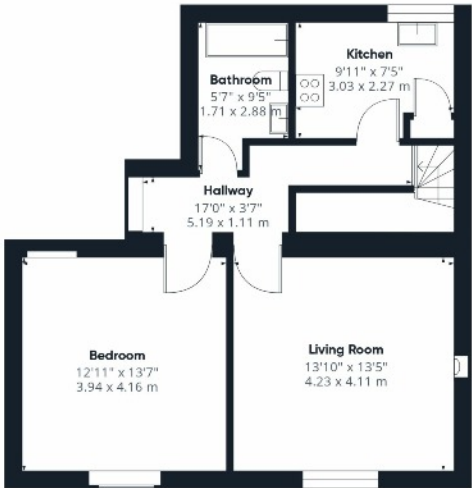
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Broadband

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



Floor 1



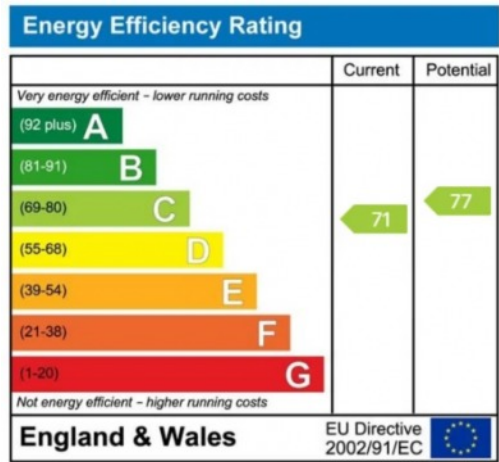
Floor 2

Approximate total area⁽¹⁾
616 ft²
57.3 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.