

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Bowness On Windermere

£217,500

5 Helm Rigg, Helm Road, Bowness On Windermere, LA23 3BD

Perfectly located just outside Bowness Village this 2 bedroomed apartment with off road parking and a single garage has been refurbished and re-decorate to a high standard by the current owners. An ideal lock up and leave or main residence.

### Quick Overview

- 2 Bedroomed first floor apartment
- 1 Reception room and 1 shower room
- Central location
- Off road parking
- Ideal 2nd home or main residence
- Close to amenities
- In good decorative order
- Balcony
- Underbuilt garage
- Superfast Broadband speed 80mpbs available\*



2



1



1



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Superfast  
Broadband



Off Road Parking  
& Garage

Property Reference: W5874



Open Plan Living/Dining Room



Dining Area



Kitchen



Kitchen

**Description:** A first floor apartment located in a central location and only a short walk to Bowness village and all the amenities it has to offer.

To the ground floor is an underbuilt single garage and a dedicated parking space in front. On entering the communal entrance and staircase take the stairs to the first floor where the entrance to number 5 can be found. Entrance hall with intercom system. The open plan living area is bright and spacious and in good decorative order with a handy store cupboard and has a door to a private covered balcony. The kitchen has a range of wall and base units, one housing the Worcester boiler, along with fitted appliances of built in Indesit electric oven, Indesit induction hob and extractor over. There is also space for a fridge, dishwasher and washing machine. The two bedrooms are a good size and the modern shower room is a 3 piece suite of WC and wash basin with vanity unit and bath with shower over and heated towel rail.

**Location:** Set in a convenient location close to Bowness centre. From Crag Brow in the centre of Bowness, turn left next to the Lakeland shop up Helm Road. Proceed up Helm Road and Helm Rigg is located on the right hand side, past the Ro Hotel. A driveway leads from Helm Road into the development with circular turning area and landscaped gardens. Apartment 5 is situated at the end of the block on the first floor.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Open plan Living/Dining Room**

17' 7" x 11' 9" (5.36m x 3.58m)

**Open plan kitchen**

10' 0" x 8' 10" (3.05m x 2.69m)

**Bedroom 1**

13' 0" x 8' 8" (3.96m x 2.64m)

**Bedroom 2**

8' 5" x 7' 8" (2.57m x 2.34m)

**Bathroom**

**Property Information:**

**Services:** Mains water, drainage, gas and electric. Gas central heating and double glazed windows.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated the 24th October 1988.

**Service Charge -** The current service charge for 2023/2024 is £1800.00 paid in £450 quarterly instalments - this covers building insurance, boiler service, and any updated work needed doing on the apartments including painting and cleaning of communal areas.

**Council Tax:** South Lakeland District Council - Band D.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

**What3Words:**

<https://what3words.com/campfires.agents.clean>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 18th November 2022 - not verified.

**Anti-Money Laundering Regulations:** 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 £60.00 (inc. VAT) per individual or £50.00 (ind. 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 £150 (ind. vat).



Bedroom 1



Bedroom 2



Bathroom



Balcony

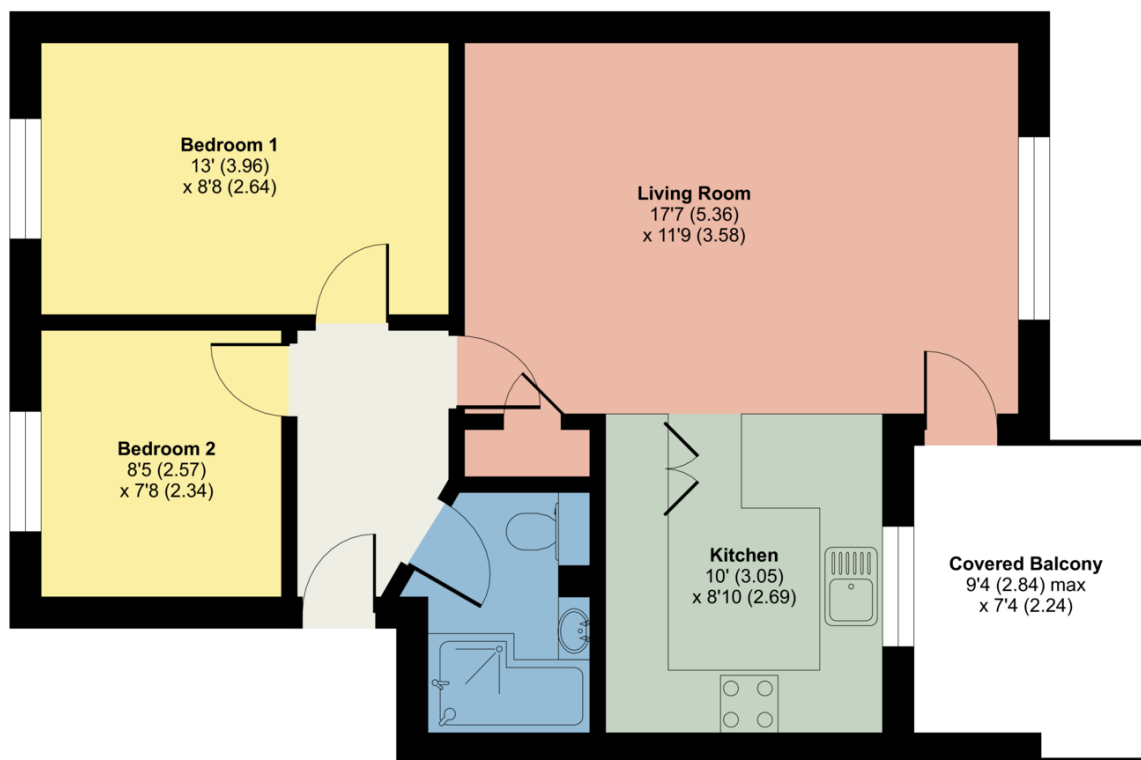
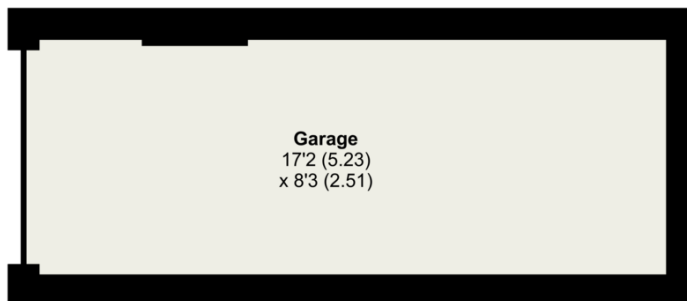
# 5 Helm Rigg, Helm Road, Bowness-on-Windermere, LA23

Approximate Area = 588 sq ft / 54.6 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 730 sq ft / 67.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 922194

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