



Bowness-on-Windermere

£185,000

16a Quarry Rigg, Bowness-on-windermere LA23 3DT

Discover the perfect blend of style, convenience and investment potential with this one-bedroom apartment, nestled in the heart of the desirable Bowness on Windermere. Whether you're seeking a permanent residence or a lucrative investment opportunity, this property promises to deliver on all fronts.

All furnishings are included in the price.

Quick Overview

First floor apartment

1 double bedroom

Contemporary kitchen

Modern bathroom

Spacious living area

UPVC double glazing and electric heating

Garage and allocated parking

Convenient location close to the amenities of
Bowness

Popular for investors and permanent residents

Superfast broadband available



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Superfast
available



Garage and
allocated parking

Property Reference: W6360



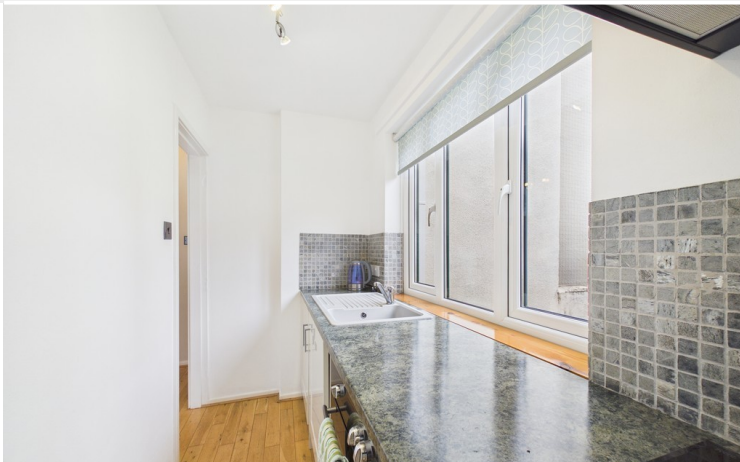
Living Room



Living Room



Kitchen



Kitchen

Upon entering, you'll be greeted by an inviting feel, thanks to the neutral décor and solid oak flooring to the main areas, that flow seamlessly. Storage also provides a useful coat and shoe cupboard. A generous living room is located off the hallway which has good natural light and space for a dining table. The updated kitchen is of modern design, featuring sleek base units and worksurface with inset resin single drainer sink unit and has an integrated 4 ring electric hob with extractor canopy over and integrated fridge. There is complementary tiling and window to rear.

The double bedroom is a tranquil, light space, offering ample room for relaxation and offers built in storage with hanging rail for convenience.

The modern bathroom complements the apartment's stylish aesthetic, that add a touch of luxury to your daily routine. The white suite comprises a WC, vanity wash basin and a panelled bath with shower attachment and tiling to walls and high gloss tiled floor. A vertical heated rail is fitted, extraction and there is a window.

One of the standout features is the all-important garage and parking space, a rare find in such a central location. This added convenience enhances the apartment's appeal, whether for personal use or as an attractive feature for potential tenants.

Situated within a centrally located development, you'll have easy access to the vibrant amenities of Bowness on Windermere, from charming cafes, restaurants, shops to picturesque walks by the lake. Don't miss the chance to make this stylish apartment your own or add it to your investment portfolio. Contact us today to arrange a viewing.

Accommodation (with approximate measurements)

External covered stairwell

Entrance Hall:

Living Room: 15' 3" x 8' 9" (4.65m x 2.67m)

Kitchen 9' 2" x 4' 4" (2.79m x 1.32m)

Bedroom: 11' 3" x 9' 2" (3.43m x 2.79m)

Bathroom

Garage Power and light.

Property Information:

Tenure: Long leasehold for the residue of a 999 year lease which commenced in 1995. For 2025 the annual service charge is £2,280. There is also a fixed ground rent of £20 per year.

Services: Mains electricity, water and drainage. Wall mounted electric panel heaters and immersion heater.

What3words and directions: From Crescent road, Windermere, continue down the one way street onto Lake road, Windermere, towards Bowness. At the roundabout, turn right onto Rayrigg Road, and shortly after, turn right onto Quarry Brow, and bear right onto Quarry Rigg and proceed down the hill. The entrance to number 16a can be found on the left

Council Tax: Westmorland and Furness Council- Band B

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

Viewings: Strictly by appointment with Hackney & Leigh

Anti Money Laundering: 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



Bedroom



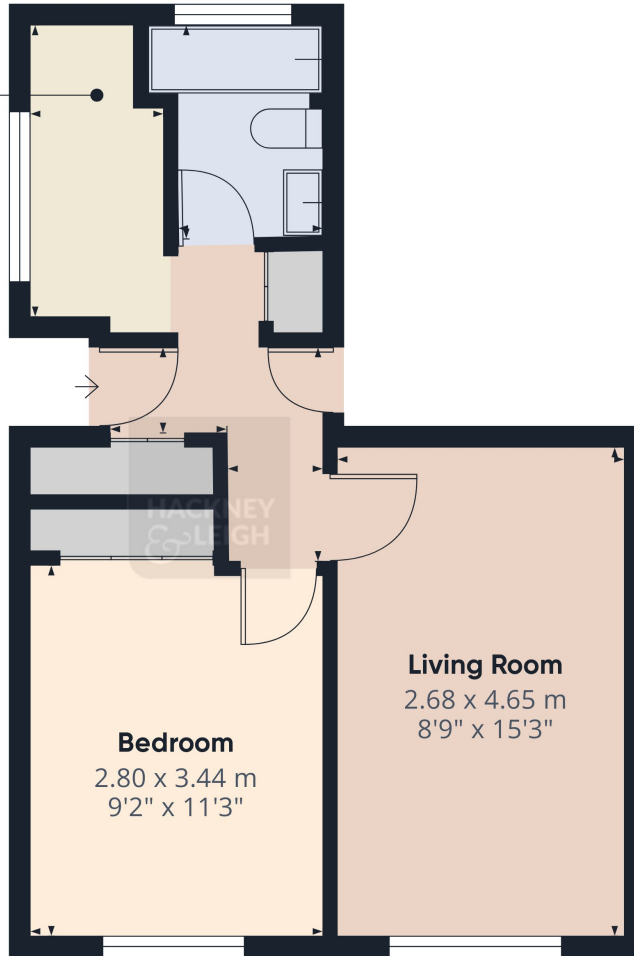
Bathroom



Garage location



Kitchen
1.33 x 2.81 m
4'4" x 9'2"



Approximate total area[™]
35 m²
377 ft²

(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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