



Caxton House, Church Street

£60,000

Flat 2 Caxton House, Church Street, Windermere, LA23 1AQ

Being Sold via Secure Sale online bidding. A studio apartment which requires significant improvement in the centre of Windermere.

Quick Overview

Studio in need of modernisation
 Close to Windermere amenities and transport links
 Ideal bolthole or first time buyer's primary residence
 Can be holiday let
 No onward chain
 Opportunity to renovate
 Investment
 Allocated parking
 Ultrafast broadband available



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Ultrafast available



Allocated parking

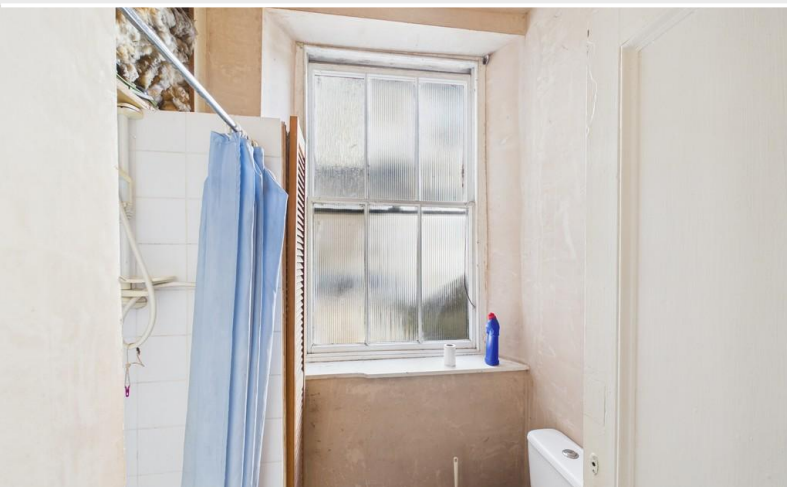
Property Reference: W6356



Studio Room



Studio Room



Private Shower Room



Rear External

Perhaps one of the smallest units available in Windermere but with a price to match. This ground floor studio offers a good sized room together with a private shower and good sized understairs storage cupboard which are both accessed off the communal hall. The unit certainly would benefit from some upgrading but could create an affordable space for a first time buyer or indeed a holiday bolthole.

Accessed from the front off Church Street or the rear from Ellery Road, all Windermere has to offer is within easy walking distance.

Studio room: 4.46 x 4.52m (14'11" x 14'9")

Private shower room: 1.96 x 1.72m (6'5" x 5'7")

Private store: 2.07 x 2.34m (6'9" x 7'8")

Property information:

Services: Mains gas, water, drainage and electricity.

Tenure: Leasehold. 2 Caxton House is held on the residue of a 999 year lease from 1986, subject to a ground rent of £5.00 p.a. The building consists of 5 units in total, with number 2 contributing 12.5%, or £37.50 per month, of the building's insurance and maintenance costs

Council Tax: Westmorland and Furness band A.

What 3 words and directions: Proceed along Main Road, Windermere until it becomes Ellery Road, and then turn right at the junction with Church Street. Caxton House is on the right hand side. To access from the rear, there is a driveway to the right off Ellery Road, just before the junction with Church Street, that leads to the parking spaces and the rear entrance to the building

///goad.flies.corrosive

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.

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 (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 £150 (incl. vat).

Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments: In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe



Rear External

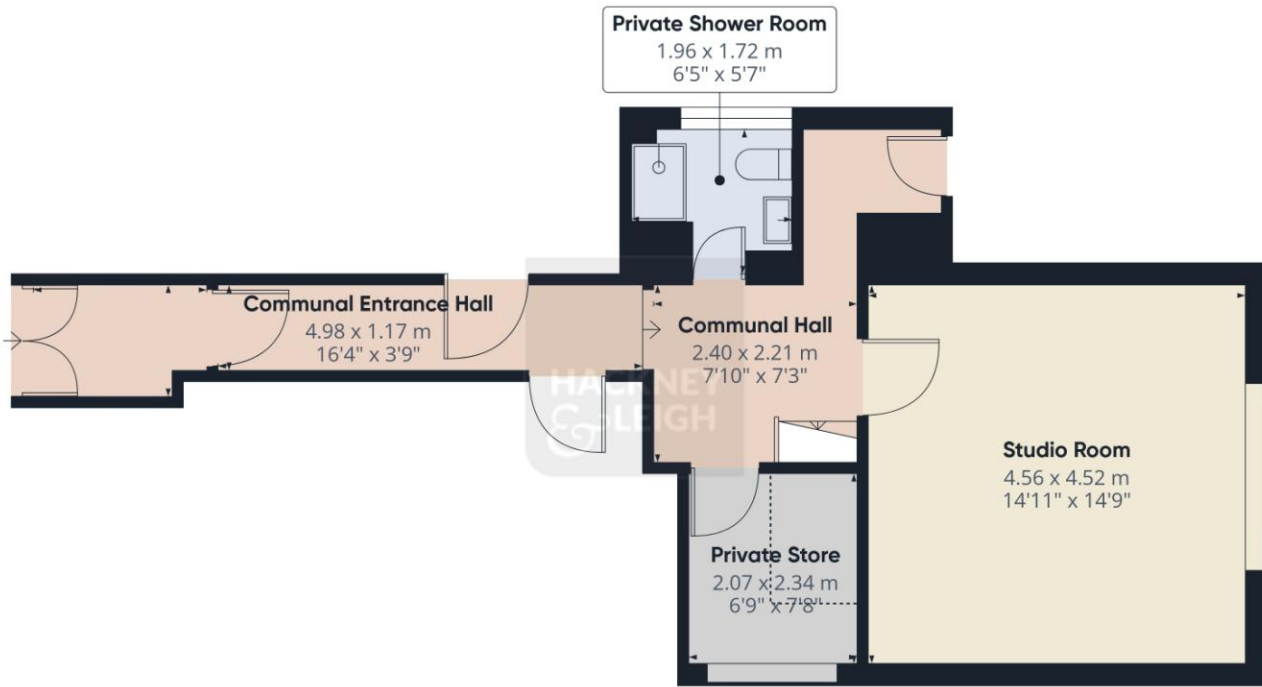


Rear External



Os map

Notes



Approximate total area⁽¹⁾
45.6 m²
490 ft²

Reduced headroom
1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

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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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 31/03/2026.