



## Bowness On Windermere

£318,500

10 Bellman Close, Storrs Park, Bowness On Windermere, Cumbria, LA23 3QP

A good sized two bed roomed ground floor apartment with lovely bright sitting room and sunny patio terrace overlooking the communal gardens. Set within this popular development in the exclusive Storrs Park area close to Lake Windermere with garage and parking.

### Quick Overview

2 bed roomed ground floor apartment

1 reception room & 1 shower room

Quiet location

Private seating area and communal gardens

For sale as a going concern

Close to amenities

In good decorative order

Ideal permanent home, 2nd home or holiday let

Garage and parking

\*Superfast fibre broadband available



2



1



1



C



Superfast  
Fibre  
Broadband



Garage and  
Parking

Property Reference: W6104



Covered Patio Seating Area



Living/Dining Room



Living/Dining Room



Dining Area

**Description:** A good sized two bedroomed ground floor apartment with lovely bright sitting room and sunny patio terrace overlooking the communal gardens. Set within this popular development in the exclusive Storrs Park area close to Lake Windermere.

**Location:** Set within this popular development of apartments in the exclusive Storrs Park area close to the shores of Lake Windermere, located just over a mile from the amenities of Bowness.

From Windermere proceed along Lake Road to the centre of Bowness continuing straight across the mini roundabout towards Newby Bridge (A592) passing Bowness Bay on the right hand side. Continue for approximately two miles and upon passing the Storrs Hall Hotel, Bellman Close is the second turning on the left. Upon entering the development turn right and No.10 is situated on the ground floor of the right hand back block of eight apartments with parking facilities and garage to the rear.

**Property Overview:** A two bedroomed apartment situated on the ground floor of a small block consisting of a block of 4 with an adjoining block of 4 similar properties constructed in 1990 of block cavity insulated walls with rough cast finish under a slated roof. The property has a video entry phone system.

This good sized apartment has a communal entrance hall (shared between 4 flats) and on entering the apartment has an entrance hall with two handy storage cupboards, one houses a washing machine with shelf for supplies. There are also additional plug sockets. This cupboard also has the control for the bathroom underfloor heating. A lovely bright living room with patio doors leading to a sunny south west facing covered patio terrace overlooking the communal gardens, New vertical blinds have been fitted to the living room windows. Kitchen with appliances of Baumatic electric oven and gas hob and extractor over, built in fridge/freezer and dishwasher. The property has two good sized bedrooms with integral wardrobes and shower room with WC, pedestal washbasin and large walk in shower and has the advantage of underfloor heating. Gas fired central heating is installed together with double glazed windows, video entry phone and security alarm. The development is set within attractive landscaped grounds and there is a single garage together with additional parking for use by residents and visitors. The garage also has an mezzanine area above accessed via a loft ladder and having light and power, providing an excellent storage area

The property is currently a successful holiday let and the

current owners only let one of the bedrooms out. There is scope to let the property as two bedrooms and this would therefore increase the turnover.

**Accommodation:** (with approximate measurements)

**Communal Entrance Hall**

**Private Entrance Hall**

**Living/Dining Room** 17' 0" max x 15' 10" into bay (5.18m x 4.83m)

**Kitchen** 11' 8" x 8' 5" (3.56m x 2.57m)

**Bedroom 1** 16' 7" x 9' 10" max (5.05m x 3m)

**Bedroom 2** 13' 0" max x 9' 4" (3.96m x 2.84m)

**Shower Room**

**Outside:** Private patio seating area, overlooking the communal garden.

**Garage** 16' 3" x 8' 3" (4.95m x 2.51m) with mezzanine area above accessed via a loft ladder and having light and power, providing an excellent storage area.

**Property Information:**

**Services:** Mains gas, electric, water and drainage. Gas fired central heating to radiators. Double glazed windows.

**Tenure:** Leasehold for the residue of a 999 year lease. The Management Company is responsible for the external repair, maintenance, garden, lighting and cleaning to communal parts and buildings insurance. The overall payment for 2024/25 is £1,853.49 which included the ground rent and is paid in 2 instalments.

**Council Tax Band:** Westmorland and Furness 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:** //thumb.deflate.panic

**Notes:** \*Checked on <https://www.openreach.com/> 6th June 2024 - not verified.



Kitchen



Bedroom 1



Bedroom 2



Shower Room

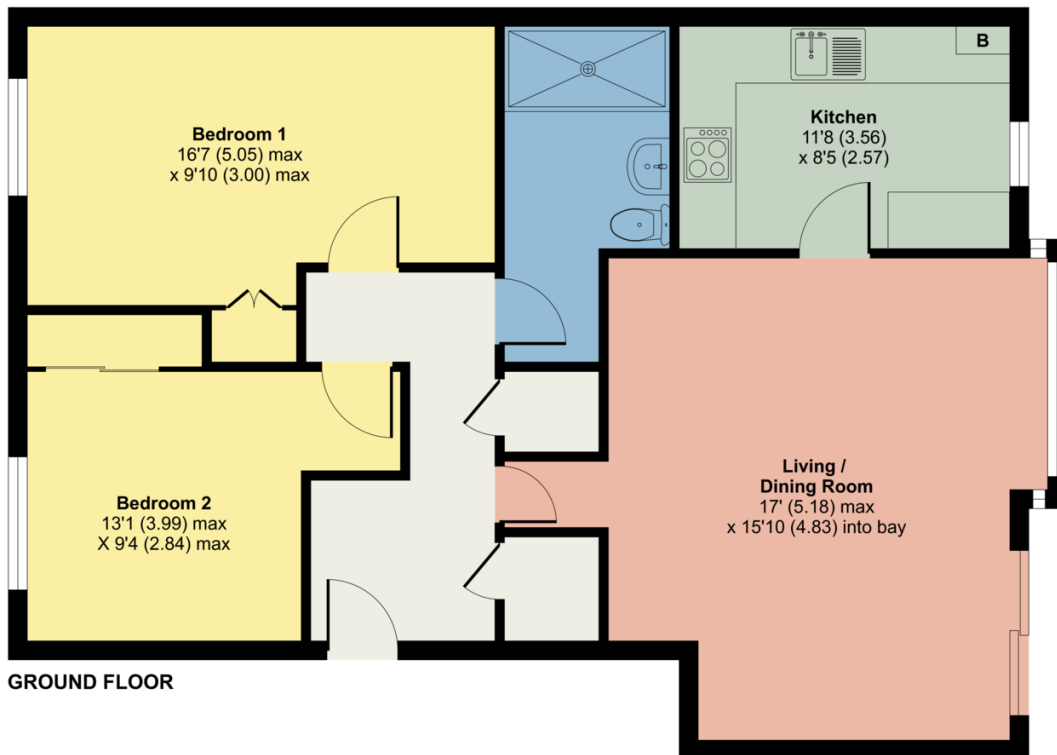
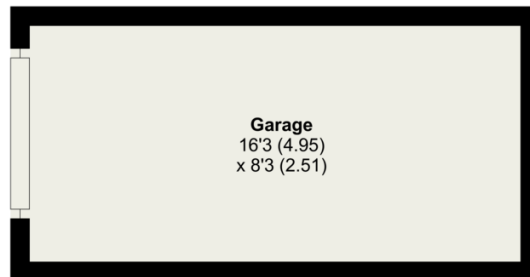
# 10 Bellman Close, Bowness on Windermere, LA23

Approximate Area = 801 sq ft / 74.4 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 937 sq ft / 87 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1137515

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