



Windermere

£267,500

22a Main Road
Windermere
Cumbria
LA23 1DY

A spacious 2 bedroomed maisonette in the heart of Windermere village with all of the amenities right on your doorstep. An ideal home or indeed investment property.

Property Ref: W5774





Living Room



Breakfast Kitchen



Breakfast Kitchen

Location: Situated in the centre of Windermere above Thuline Studio, the property is accessed around the rear of the property through its own private entrance.

Description: A large 2 bedroomed maisonette above a gallery shop in the centre of Windermere. A private entrance to the rear of the property leads you to the first floor where the kitchen, living room and bathroom can be found. To the second floor are 2 good sized bedrooms with pleasant aspects.

Accommodation: (with approximate measurements)

Entrance Hall Storage and stairs to first floor.

First Floor Landing.

Living Room 15' 10" x 12' 10" (4.83m x 3.91m) Open fireplace and large understairs cupboard.

Breakfast Kitchen 13' x 12' 6" (3.96m x 3.81m) A newly fitted kitchen with a good range of modern wall and base units, wood effect laminate worktop and inset stainless steel sink. Pantry with shelving, oven with 4 ring gas hob and extractor hood over and plumbing for washing machine. Part tiled walls and wood effect laminate flooring.

Bathroom 3 piece suite of bath with shower over, pedestal wash hand basin and WC. uPVC panelling to walls and wood effect laminate flooring. Chrome heated towel rail, shaver point and built in cupboard.



Bedroom 1

Stairs to Second Floor

Bedroom 1 15' 11" x 15' 10" (4.85m x 4.83m) Vanity unit and dormer window.

Bedroom 2 15' 10" x 12' 8" plus recessed area (4.83m x 3.86m) Dormer window. Limited head height to part.

Outside: Stone store. Permission will be given to remove the store if the new owner wishes to create a parking space.

Services: Mains water, drainage, gas and electricity. Gas central heating to radiators and double glazed windows.

Tenure: The freeholder is currently creating a lease for this property. The main information is that it will be for 999 years subject to a peppercorn rent and will contribute 50% to both external building maintenance and building insurance with the shop below contributing the other 50%.

Council Tax: South Lakeland District Council - Band C.

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.



Bedroom 2



Bathroom



22a Main Road, Windermere, LA23

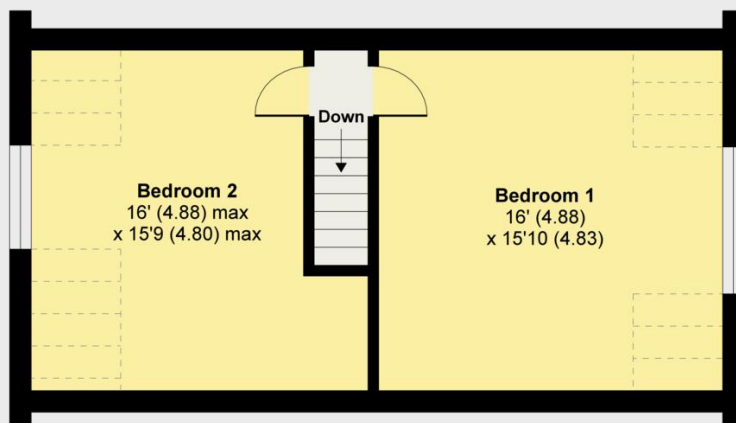
Approximate Area = 1043 sq ft / 96.9 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

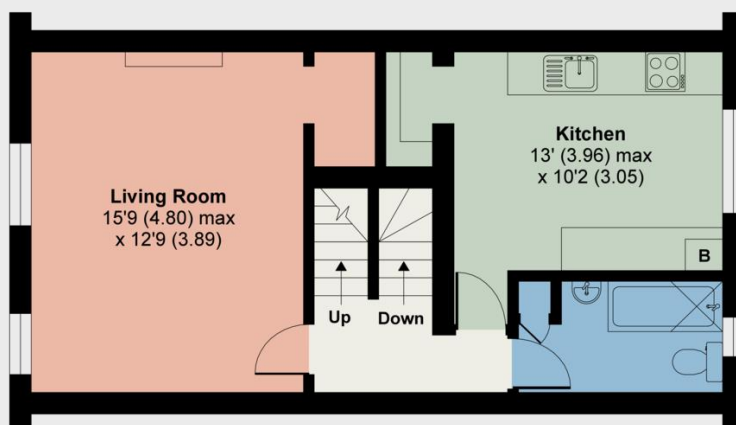
Total = 1124 sq ft / 104.4 sq m

For identification only - Not to scale

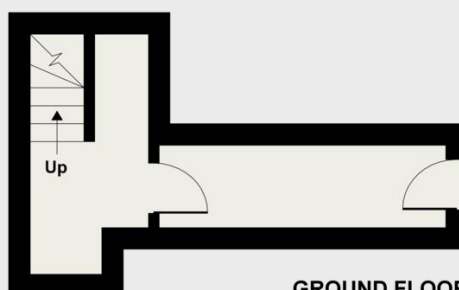
Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 833756

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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.