



Bowness-on-Windermere

£180,000

24a Quarry Rigg, Bowness-on-Windermere, Windermere, LA23 3DT

Welcome to this delightful one-bedroom flat, situated in the heart of Bowness, offering convenience with close proximity to local amenities and excellent transport links. This residence is ideal for first-time buyers or those seeking a retreat in a vibrant location.

Quick Overview

1 Bedroom flat
Living room
Modern shower room and kitchen
Double bedroom
In good decorative order
Close to amenities and transport links
No onward chain
Ideal for a holiday bolt hole, holiday let or permanent residence
UPVC double glazing and electric heating
Superfast fibre broadband



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Superfast
available



Residents
parking

Property Reference: W6318



Kitchen



Kitchen



Shower Room



Living Room

As you step into the hallway, you'll find a cloaks/storage cupboard and a practical airing cupboard with a hot water cylinder and immersion heater, ensuring a clutter-free living space. The bright and contemporary kitchen is a true highlight, cleverly equipped with all necessities and modern appliances including a Neff ceramic hob and Neff oven, space for a fridge and plumbing for a washing machine, complemented by a stylish wood-effect worktop and range of wall and base units. Thoughtfully designed, the kitchen enjoys generous natural light from the large window.

The shower room is well-appointed with an ample-sized shower, a Dimplex electric towel warmer and Vitra sink. A humidistat fan ensures a fresh, steam free room, while the useful mirror cabinet offers additional storage for toiletries.

The living room is a relaxing and light-filled space, perfect for unwinding after a long day.

The sizeable bedroom, comfortably accommodates a double bed. A large UPVC double-glazed window floods the room with natural light, creating a serene ambiance. The built-in wardrobe offers sleek storage.

This charming flat offers a wonderful opportunity to enjoy the vibrant lifestyle of Bowness, with its array of shops, cafes, and scenic attractions just a stone's throw away. Don't miss the chance to make this practical property your new home. Contact us today to arrange a viewing.

Hallway

Living Room 2.71 x 4.62m (8'10" x 15'1")

Kitchen 1.33 x 2.83m (4'4" x 9'3")

Bedroom 2.82 x 3.46m (9'3" x 11'4")

Shower Room

Property Information

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

Parking Unallocated residents parking

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

What 3 Words and directions ///broached.panicking.painters

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. The entrance to number 24a will be on the left hand side.

Council Tax Westmorland and Furness Council- Band B

A thought from the owners..."Comfortable flat, close to all Bowness amenities with excellent transport links"

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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



Living Room



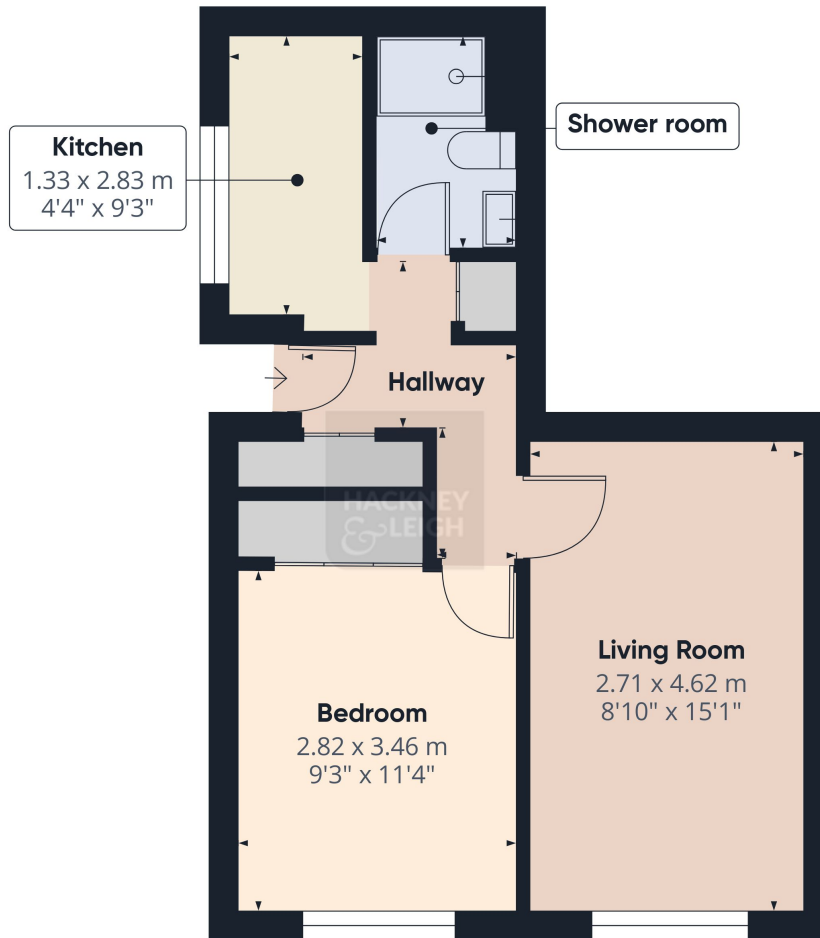
Bedroom



Bedroom



Development



Approximate total area⁽¹⁾
35 m²
378 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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