



## Windermere

£285,000

Sunnyside, Sunny Bank Road, Windermere, Cumbria, LA23 2EN

Welcome to your new haven of contemporary elegance, a ground floor apartment that blends modern style with practical living. This immaculate two-bedroom residence is an excellent lock up and leave with the added convenience of its location and offering a perfect retreat for those seeking a low-maintenance lifestyle or a lucrative holiday let opportunity.

### Quick Overview

Beautifully presented ground floor apartment  
Gas fired central heating, double glazed windows  
2 double bedroom  
Modern open plan living space  
High quality kitchen and shower room  
Stylish and contemporary decor throughout  
Private patio courtyard with shed  
Located a short distance from Windermere and  
Bowness  
Ideal for first time buyers, holiday home or  
letting  
Ultrafast broadband available\*



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Ultrafast  
Fibre  
Broadband



On Road Parking

Property Reference: W6286



Open Plan living area



Kitchen



Open Plan Living area



Kitchen

Welcome to your new haven of contemporary elegance, a ground floor apartment that blends modern style with practical living. This immaculate two-bedroom residence is an excellent lock up and leave with the added convenience of its location and offering a perfect retreat for those seeking a low-maintenance lifestyle or a lucrative holiday let opportunity.

Step inside to discover a space that has been thoughtfully designed with high-quality fittings and a sleek, modern décor. The open-plan living area is bathed in natural light, thanks to the large double-glazed windows, creating a warm and inviting atmosphere. The seamless flow from the living room to the breakfast and kitchen ensures that every inch of space is utilised efficiently, making it ideal for both relaxation and entertaining.

The kitchen is equipped with top-of-the-range appliances including electric hob, oven with extractor hood over, integrated fridge and quartz worksurfaces with matching upstands and inset sink. The chic handleless cabinets complement the contemporary theme and there is a breakfast bar area perfect for formal dining. Concealed boiler and front aspect.

An inner hall provides access to both bedrooms which are generously sized, offering ample storage solutions and a tranquil retreat.

Adjacent the modern shower room has stylish fittings including a large walk in shower with wall mounted chrome shower, WC and vanity wash hand basin. Complementary marble effect cladding is fitted to the walls and a chrome heated ladder rail. Extractor fan.

Outside, the private courtyard patio is a true gem. This secluded space is perfect for al fresco dining or simply unwinding with a good book and is easily managed. The raised decking area is perfect for seating and there is a gravelled courtyard and useful storage shed with power.

Additional benefits include gas central heating and UPVC double glazing throughout. Whether you're looking for a permanent residence, a weekend getaway, or a successful holiday let, this apartment ticks all the boxes. Don't miss the opportunity to make this stylish apartment your own.



Kitchen



Open Plan Living area



Bedroom 1



Bedroom 2



Bathroom



Bedroom 1

Accommodation: (with approximate measurements)

Entrance Porch

Open Plan Living Area 11' 8" x 10' 9" (3.58m x 3.30m)

Kitchen Area 11' 8" x 6' 9" (3.58m x 2.06m)

Inner Hall

Bedroom 1 12' 0" x 8' 11" (3.68m x 2.74m)

Bedroom 2 10' 11" x 8' 9" (3.35m x 2.67m)

Shower Room

Property Information:

Council Tax: Council Tax Band B

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

Services: Mains gas, water and electricity. Gas fired central heating to radiators.

Tenure: Leasehold - 999 year lease with 997 years remaining. There are no Management charges and the property is to be sold with a share of the freehold.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///herb.squabbles.encoded](https://www.what3words.com/#!/herb.squabbles.encoded)

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Rear Patio



Rear Patio and view



Rear Patio



Ordnance Survey Map

Request a Viewing Online or Call 015394 44461

## Meet the Team

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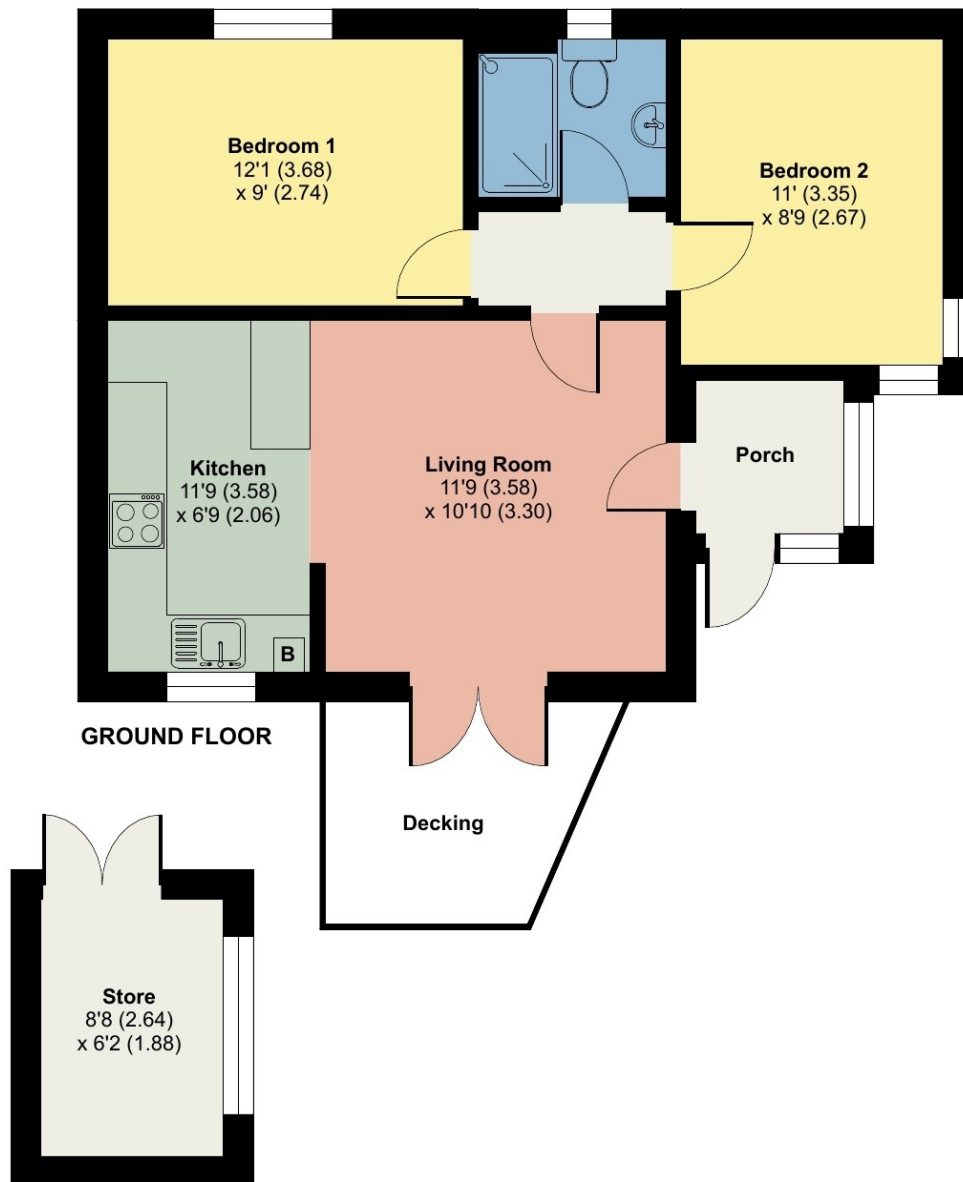
# Sunnyside, Sunny Bank Road, Windermere, LA23

Approximate Area = 538 sq ft / 50 sq m

Store = 53 sq ft / 4.9 sq m

Total = 591 sq ft / 54.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1353674

*A thought from the owners...*

*Well located, light filled ground floor apartment with an outdoor space which is a sun trap in the summer.*

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