



Bowness-on-Windermere

£435,000

3 The Royal, Church Street, Bowness-on-Windermere, LA23 3GN

Superbly located in the centre of Bowness village with lovely glimpses over to Lake Windermere and the surrounding fells. A modern 2 bedroomed apartment with secure off road parking and lift access to the apartment. Local occupancy conditions apply.

Quick Overview

- 2 bedroomed top floor apartment
- Large living area with balcony
- Central location
- Lift and intercom system
- Rooftop views across the village
- Close to amenities and transport
- In fantastic decorative order
- Local occupancy condition applies
- Secure underground parking
- *Superfast fibre broadband available



2



2



1



C



Superfast
Fibre
Broadband



Secure
Underground
Parking

Property Reference: W6258



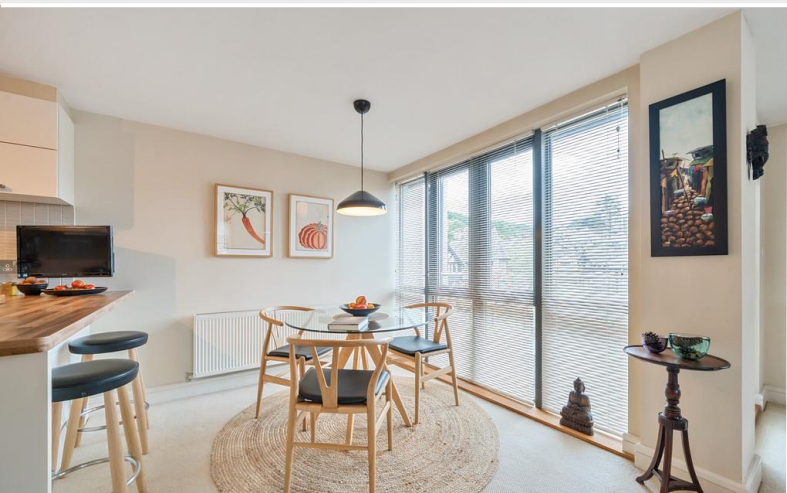
Open Plan Living Area



Open Plan Living Area



Open Plan Living Area



Open Plan Dining Area

Location: You couldn't be much more central, The Royal is a unique development of quality apartments located just ahead of the mini roundabout in the centre of Bowness. For the secure underground parking, from Crag Brow turn right at the mini roundabout then bearing first left, the car park can be found first left again. Pedestrian access can be gained immediately opposite St Martins Church.

Property Overview: Welcome to Apartment 3, The Royal, an exquisite residence situated in the heart of Bowness on Windermere. This luxurious apartment is immaculately presented and is perfect for those seeking a sophisticated lifestyle amidst the stunning backdrop of the Lake District.

Upon entering this beautifully appointed top floor apartment, you are greeted by an open-plan living space that seamlessly combines style and functionality. The spacious lounge area is dual aspect and the large windows give glimpses of Lake Windermere and the fells beyond and invite an abundance of natural light, creating a warm and inviting atmosphere. The modern kitchen, equipped with high-end appliances of integrated electric oven with inset Neff electric hob and extractor over and built in Neff microwave and fridge/freezer and sleek cabinetry, is a culinary enthusiast's dream, providing the perfect setting for both intimate dinners and grand entertaining. There is also access to the balcony overlooking St Martins Church, where you can savour your morning coffee while soaking in the street scene below.

The master bedroom is a sanctuary of tranquillity, featuring plush carpeting and ample storage space. Its en-suite shower room is a masterpiece of modern design, boasting premium fixtures of WC, washbasin and a luxurious walk-in shower. A second bedroom offers versatility, ideal for guests or alternatively as a home office, ensuring that every need is met with grace and style. This apartment also offers dedicated loft storage space for all those little extras.

The bathroom which is quite large and finished to the same specifications as the en-suite and comprises of WC, washbasin and bath with shower over.

Located in the vibrant village of Bowness on Windermere, this property is perfectly positioned for enjoying the best of both worlds: the tranquillity of lakeside living and the convenience of nearby shops, restaurants, and cultural attractions. With excellent transport links, including easy access to the M6 motorway and local train services, Apartment 3, The Royal, is an ideal base for exploring the wider Lake District.

Parking - 3 The Royal has one designated parking space in the secure underground parking area, which allows both lift and stairs access to the apartment.

A local occupancy condition applies to the property meaning occupation can only be by people as follows: Persons employed or about to be employed or last employed in the administrative District of South Lakeland or a person who has for the period of three years immediately preceding his occupation had his only or principal residence in the administrative District of South Lakeland.

Experience the epitome of luxury living at Apartment 3, The Royal. Arrange a viewing today and discover your dream home in this picturesque setting.

Accommodation: (with approximate measurements)

Communal entrance, stairs and lift to second floor

Entrance Hall

Open plan living area 25' 0" overall x 18' 7" max (7.62m x 5.66m)

Kitchen Area 11' 7" x 10' 8" max (3.53m x 3.25m)

Balcony 9' 3" x 5' 7" (2.82m x 1.7m)

Bedroom 1 15' 7" Max (into wardrobes) x 11' 7" max (4.75m x 3.53m)

En-suite

Bedroom 2 13' 0" x 9' 9" (3.96m x 2.97m)

Bathroom

Property Information:

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

Tenure: Leasehold. On a 999 year lease from 2011 subject to the annual service charge of £3,000.00 per annum for 2024/25.

Council Tax: Westmorland and Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: ///prompting.waltz.camera

Mobile Coverage: EE, Three, O2, Vodafone

Notes: *Checked on <https://www.openreach.com/> 17th June 2025 - not verified.

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 £42.67 (inc. VAT) per individual or £36.19 (ind. 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 £120 (ind. vat).



Kitchen Area



Open Plan Dining/Kitchen



Open Plan Living Area

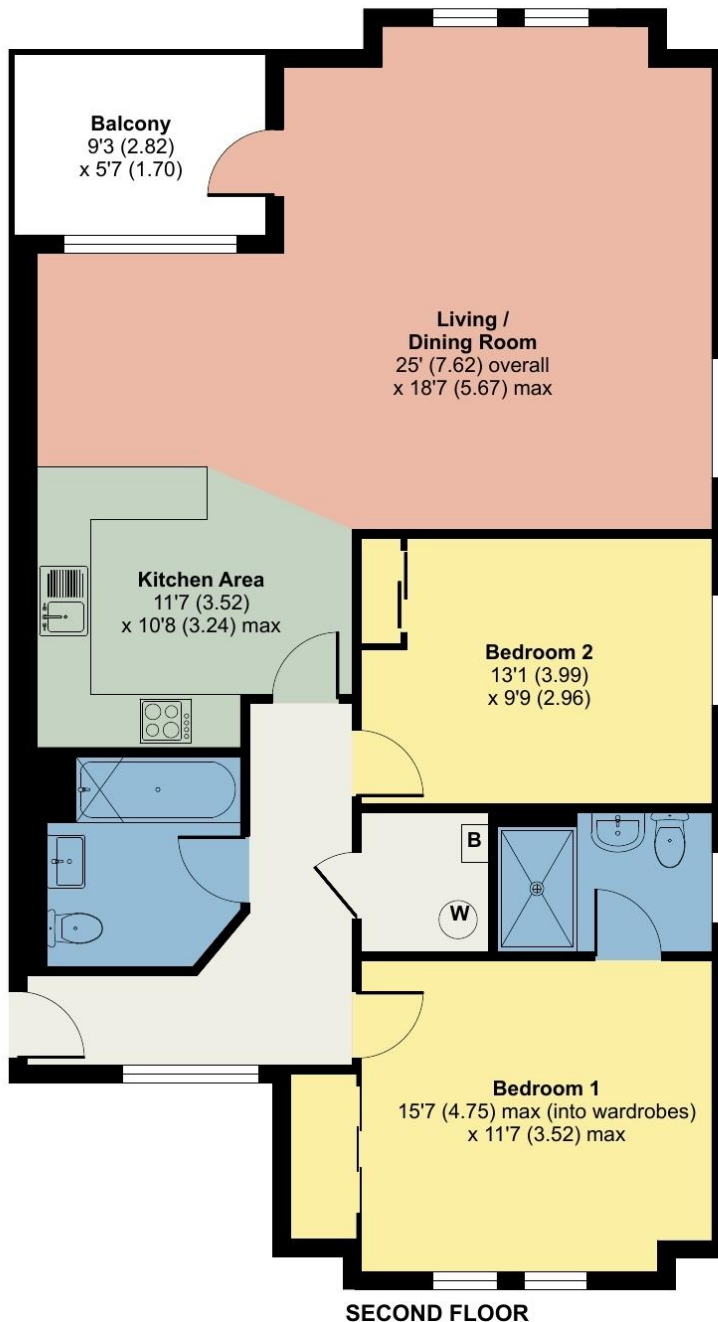


Kitchen Area

3 The Royal, Church Street, Bowness-on-Windermere, LA23

Approximate Area = 986 sq ft / 91.6 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: 1312953

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 28/06/2025.

Request a Viewing Online or Call 015394 44461