HACKNEY & LEIGH

Windermere

£190,000

5 Embassy Buildings, Main Road, Windermere, Cumbria, LA23 1DY

A substantial and spacious top (2nd) floor 2 bedroomed studio apartment, situated in the centre of Windermere, close to all amenities Windermere village has to offer and overlooking the street scene below. This property would be an ideal main residence, second home or long term let.

Quick Overview

2 Bedroomed 2nd floor apartment

Large reception room and 1 bathroom

Central location

Deceptively spacious

No chain

Close to amenities, transport and schools

In need of modernisation

Ideal permanent home, long term let or 2nd home

EPC band E

Superfast fibre broadband available

Property Reference: W6051

2 | 1 | 1 | E | *Superfast Fibre Broadband* | *On Road Parking*

Living Room

Kitchen

Living Room

Dining Room

Location: Set in the centre of the one way system on Main Road, the entrance is between the retail premises called 'Impressarum' and 'Away with the Spoon'.

Property Overview: The former Embassy Ballroom in Windermere has an interesting history. Once a lively venue for dancing and social gatherings, it has since been converted into retail/resident units. Embassy Buildings is situated in the centre of the village of Windermere and is therefore close to all the amenities the village has to offer.

This spacious top floor apartment comprises of dual aspect living/dining area and the kitchen includes, wall and base units, tiled surfaces and walls, stainless steel sink, plus a Creda hob with extractor over. Bedroom 1 overlooks the village and the bathroom comprises of WC, washbasin and bath.

The living area also has a space saving staircase (slightly narrower and steeper than a normal staircase) with access to bedroom 2, which includes built in shelves and wardrobes, a raised surface area holding master bed, walk in wardrobe and views to local fells and amenities. This property would be perfect as a main residence, second home or long term let. Holiday letting is not permitted.

Accommodation: (with approximate measurements)

Entrance Hall

Living/Dining Room 30' 0" x 17' 2" (9.14m x 5.23m) incl stairs & kitchen

Kitchen 7' 4" x 7' 3" (2.24m x 2.21m)

Bedroom 1 12' x 9' 10" (3.66m x 3m)

Bathroom

Space saving staircase to

Bedroom 2 22' 0" max x 10' 1" (6.71m x 3.07m) plus raised area & walk in wardrobe

Raised Area (limited head height) 29' 8" x 5' 7" (9.04m x 1.7m)

Walk In Wardrobe 7' 6" max x 7' 1" (2.29m x 2.16m)

Property Information:

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

Tenure: Leasehold for the remainder of a 999 year lease from 1984. The annual building insurance for 2025/2026 is £891.91 (July payment) and the annual service charges for the period 2025/2026 is £502.41 (April payment). The sinking fund of £160.00 and the annual ground rent which is £25.00 are also annual payments.

Council Tax: Westmorland and Furness 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.

What3Words: ///insert.exposes.stint

Notes: *Checked on https://www.openreach.com/ 6th March 2024 - 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 £60.00 (inc. VAT) per individual or £50.00 (incl. 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 £150 (incl. vat).

Bedroom 1

Bedroom 2

Bedroom 2

Views

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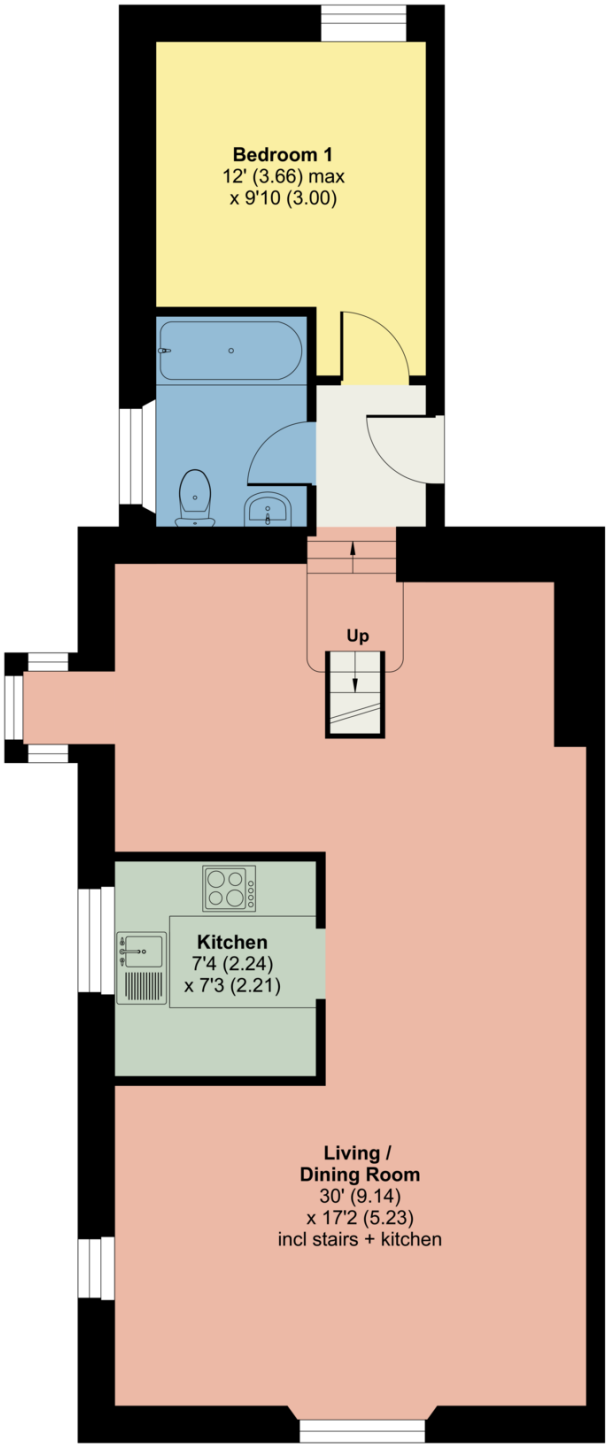
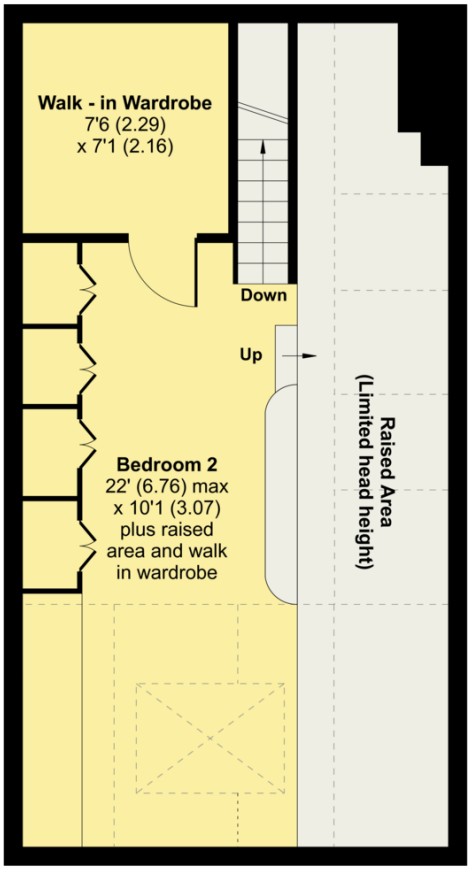
Approximate Area = 958 sq ft / 89 sq m
Limited Use Area(s) = 225 sq ft / 21 sq m
Total = 1183 sq ft / 110 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



ATTIC AREA

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hackney & Leigh. REF: 1095078

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