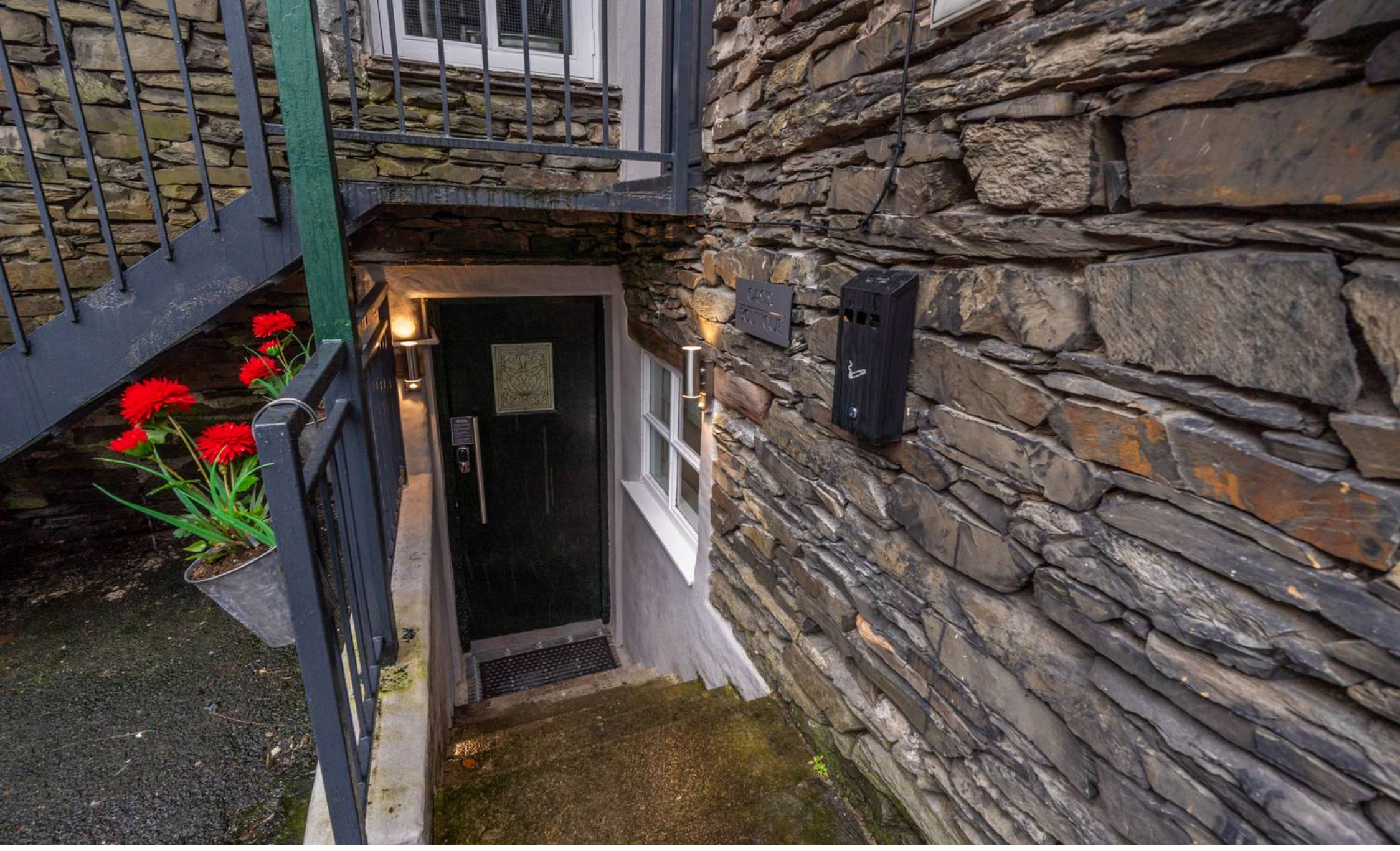


The Basement Flat, Merewyke Court Bowness-On-Windermere

£170,000

Your Local Estate Agents ThomsonHaytonWinkley



The Basement Flat

Merewyke Court North Terrace, Windermere

A well presented flat centrally located within the Lakeland village of Bowness-on-Windermere where all the shops, restaurants and bars are within easy reach. Situated in the heart of the Lake District and within easy reach of public transport services and the M6. Introducing this charming 1-bedroom studio flat, expertly converted from a basement, offering a unique and inviting living space. Situated conveniently close to all local amenities, this property presents a prime opportunity for a comfortable and convenient lifestyle.

The property has a sitting dining room that serves as the heart of this cosy abode. The integrated kitchen compliments the sitting dining room with easy access to it. You will find a well-appointed double bedroom, providing a peaceful retreat for rest. The three-piece suite bathroom adds the finishing touch to the property Thoughtfully designed with electric heating throughout, this flat promises a warm and welcoming atmosphere, perfect for relaxation after a busy day exploring the nearby attractions. With easy access to a plethora of local points of interest, every day presents an opportunity for a new adventure.

LOWER GROUND FLOOR

KITCHEN
12' 0" x 4' 4" (3.67m x 1.32m)

SITTING ROOM
14' 3" x 10' 2" (4.35m x 3.10m)

BEDROOM
9' 10" x 9' 1" (3.00m x 2.76m)

BATHROOM
7' 6" x 4' 3" (2.28m x 1.29m)

EPC RATING E

SERVICES
Mains electric, mains water, mains drainage

COUNCIL TAX:BAND TBC

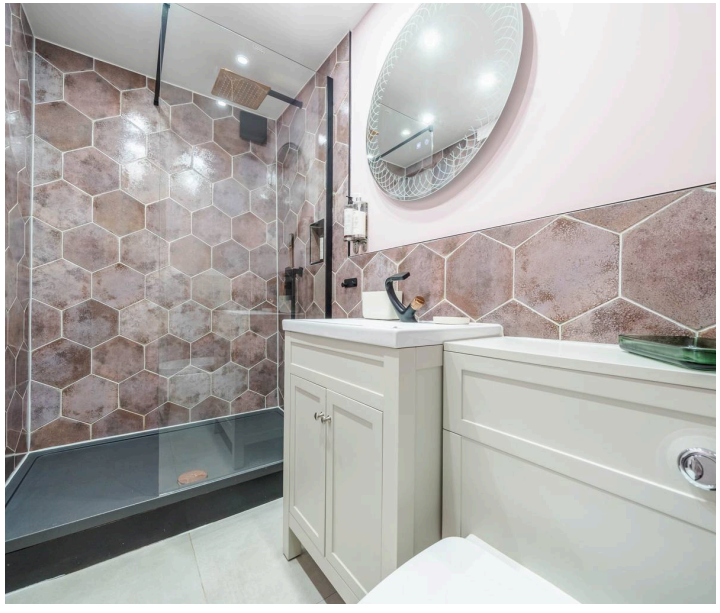
TENURE:LEASEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DIRECTIONS
From our Windermere office proceed to Bowness on to Lake Road. Take the left onto North Terrace followed by a left to find The Basement Flat found on the left. WHAT3WORDS:scribbled.storage.pads









Your Local Estate Agents ThomsonHaytonWinkley

Approximate total area(1)

38.43 ft²

3.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.