

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Windermere

£165,000

2 The Stables, Bank Road, Windermere, Cumbria, LA23 2JW

Hidden away on a quiet back street, a small but neatly presented ground floor studio apartment ideal for a small holiday home or first time buyer. Excellently positioned in the centre of Bowness village.

Quick Overview

Studio apartment
1 Reception room & shower room
Quiet location
Ideal first time buyer or holiday bolt hole
Close to amenities and schools
In good decorative order
uPVC double glazed windows
Superfast Broadband Speed of 80MBPS



1



1



1



E



Superfast
Broadband



On Road
Parking

Property Reference: W5886



Living/Bedroom Area



Kitchen Area



Kitchen Area



Living/Bedroom Area

Description: A neatly presented ground floor studio apartment located in a traditional stone and slated building which was converted into 5 units many years ago. The property has been used for holiday letting and all furnishings can be made available by separate negotiation. The property comprises of Living/Bedroom Area, kitchen area with a range of fitted wall and base units, Belling electric cooker, inset stainless steel sink unit and logic fridge. Modern shower room with 3 piece White suite of WC, pedestal washbasin, shower and heated towel rail.

Location: Just off the main Lake Road in Bowness away from the busy thoroughfare yet close to all the local amenities including banks, post office, shops etc. Proceed down Lake Road bearing right just past Biskey Howe Road into Bank Road. Proceed along the gravel road and The Stables is on the left (behind the Lonsdale Hotel).

Accommodation: (with approximate measurements)

Living/Bedroom Area/Kitchen Area 20' 8 max" x 13' 10 max" (6.3m x 4.22m)

Shower Room

Services: Mains water, drainage and electric connected.

Business Rates: South Lakeland District Council. Rateable value of £2,900, with the amount payable of £1,421 for 2022/23. Small business rates may be available.

Tenure: Leasehold for the remaining 999 years. We understand that all 5 flat owners are joint owners in the management company. A maintenance charge is currently levied at £585.00 per year which includes buildings insurance.

Viewing: 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:
<https://what3words.com/submerge.thick.banks>

Notes: *Checked on <https://checker.ofcom.org.uk> 20th December 2022 - not verified.



Living/Bedroom Area

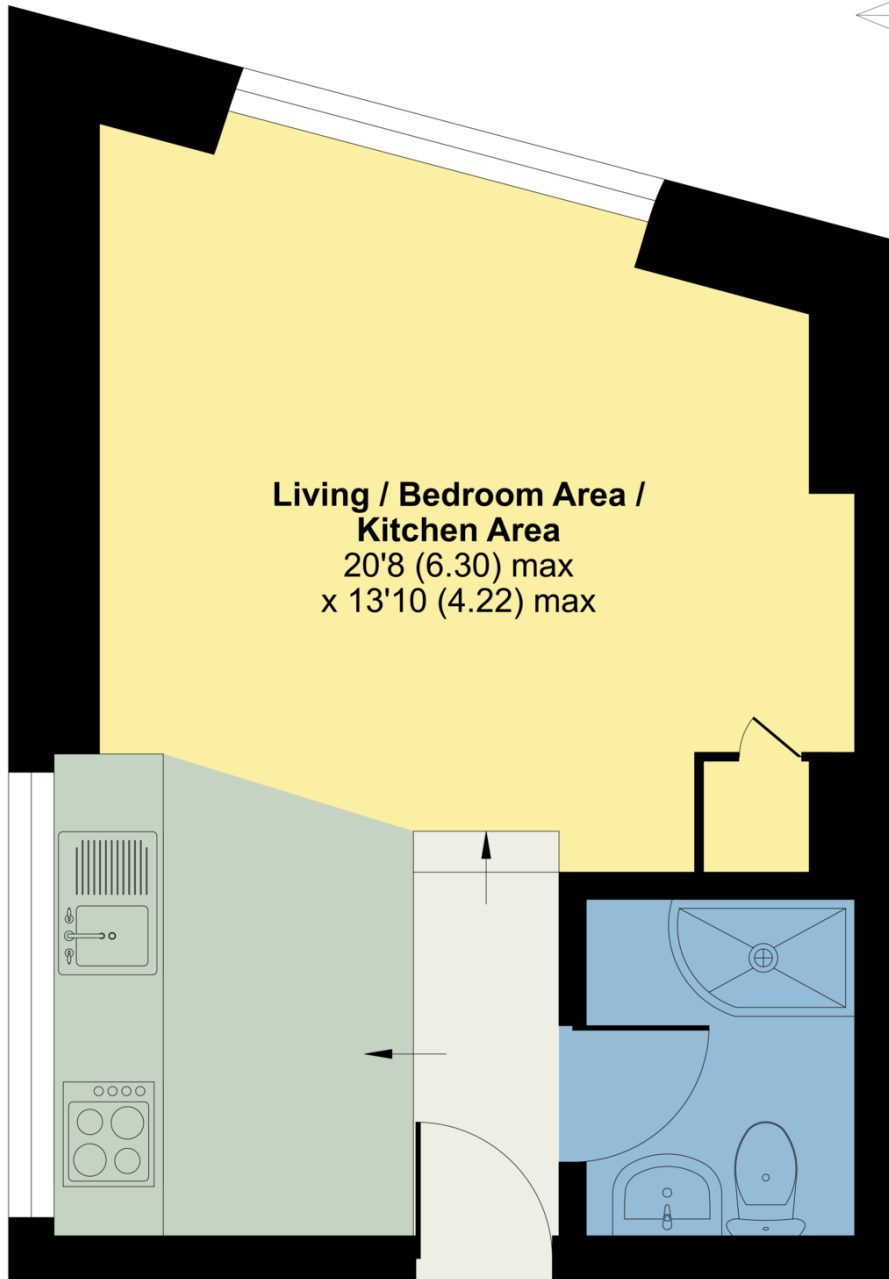


Kitchen Area

2 The Stables, Bank Road, Bowness On, Windermere, LA23

Approximate Area = 286 sq ft / 27 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Hackney & Leigh. REF: 932313

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 23/12/2022.

Request a Viewing Online or Call 015394 44461