



9 Cumbria Court

Windermere, LA23 1DR

Guide Price £250,000

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Sale of a comfortable first floor two bedroomed apartment with an open plan living area and kitchen, two bedrooms and a bathroom and benefits from a pleasant outlook over to the Phoenix Way recreational field. The apartment also comes with a private parking space in a gated courtyard. The apartment is neatly appointed and offers new electric heating, new flooring throughout, attractive newly modern fitted kitchen and a newly fitted bathroom. Immaculately presented and in an ideal position, this property will suit a wide range of buyers making an ideal holiday letting investment, weekend retreat, low maintenance second home or equally suitable as a permanent home. The apartment is currently a successful holiday let with LakeLovers and if desired can be purchased as a going concern with contents by separate negotiation.

Situated in the heart of Windermere village occupying an ideal location with a range of shops, cafes, restaurants and amenities right on the door step. Close by there is a railway and bus station giving good links to the main west coastline and Booths supermarket. The apartment is positioned on the first floor fronting onto College Road opposite Phoenix playing fields and there is an access foot path through to the Main Street of Windermere village.



Accommodation

Take the right hand communal entrance with private secure door with intercom system leads into ground floor entrance lobby go up one flight of stairs and door to No.9 is immediately in front of you.

Entrance Hall

Entrance hall with cloak hanging space.

Hallway

Pleasant reception hall which has a large airing cupboard with shelving and housing hot water cylinder with immersion which has Wifi control. There is a telephone intercom system also located here.

Open Plan Living Area & Kitchen

A lovely open and airy plan living space with a sitting and dining area to one end with a large window with which enjoys a pleasant outlook to the Phoenix Way playing field and the kitchen to the other. The newly fitted kitchen has an excellent range of fitted base and wall units in grey with complimentary work tops to the units and solid wooden worktop to the island which has breakfast bar for two stools. There is a range of integrated appliances including an electric oven and microwave, electric hob with built in extractor over, fridge and freezer and plumbing for a washing machine and a dishwasher. The kitchen is neatly finished with a tiled backsplash and spot lighting.



Bathroom

Leading off the hallway is a newly fitted and attractive suite comprising of a bath with electric shower over, pedestal wash basin, low suite toilet, chrome heated towel rail, extractor fan, shaver point and finished with full floor to ceiling tiles in a contemporary grey tile with matching border.



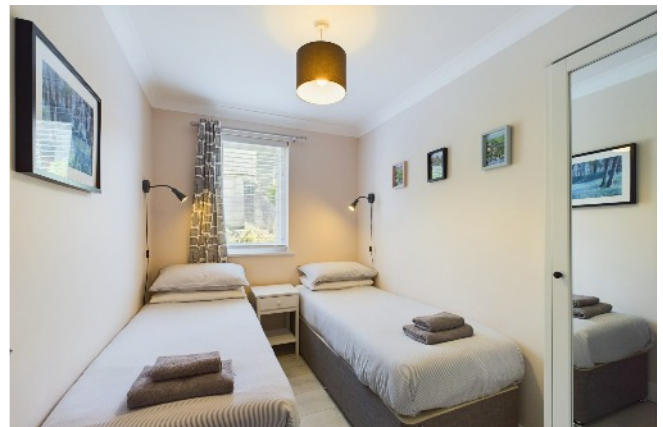
Bedroom One

A double bedroom at the rear of the property with a double glazed window over looking the rear aspect. There are large fitted wardrobes with wooden doors which have shelving to one side providing ample storage. New electric radiator.



Bedroom Two

A small bedroom to the rear of the property currently used as a twin bedroom with a double glazed window, space for a wardrobe, and a new electric heater.



Services

Mains electric, water and drainage connected. Electric heating and hot water.

Outside

The property has one allocated parking space in the gated parking area located at the rear of the apartment. There is also a communal patio area in an elevated position above the car park.

Tenure

Leasehold for the residue of 999 year lease from 2014 subject to an annual ground rent of £100 per annum. A service charge is levied which covers cleaning, lighting and decoration of communal areas plus buildings insurance, fire alarm servicing and repairs and maintenance to the main structure of the building. The advised annual service charge for 2025/2026 was in the region of £1800 per annum, this figure can vary depending on works to be done. The management company is South Cumbria Developments.

Business Rates

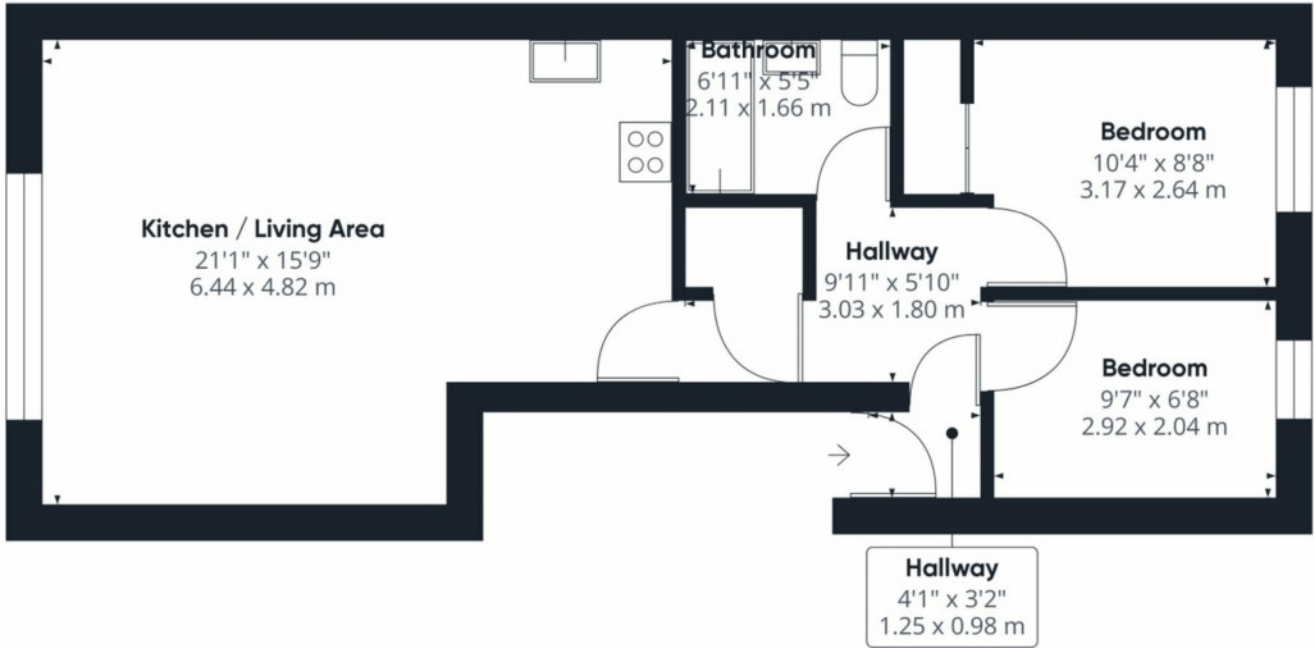
Rateable Value £2,650. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief.

What3Words

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Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Approximate total area¹⁾
579.74 ft²
53.86 m²

(1) Excluding balconies and terraces

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 are based on RICS IPMS 3C standard.
GIRAFFE360

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

