



Windermere

£279,000

Yewgarth First Floor Flat, New Road, Windermere, LA23 2LA

A stone's throw from the centre of Windermere. A 2 bedroom first floor flat with parking and an outside sitting area. Ideal for first time buyer, second home or holiday let.

Quick Overview

- 2 bedroomed first floor flat
- 1 reception room and 1 bathroom
- Rear patio
- No Chain
- Convenient location and close to amenities and transport
- Newly decorated
- Ideal permanent residence, 2nd home or holiday let
- Off road parking
- UPVC double glazing and gas central heating
- *Superfast Broadband available



2



1



1



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Superfast
Broadband
available



Off road
parking

Property Reference: W5972



Lounge



Lounge



Kitchen



Kitchen

Yewgarth offers an exceptional opportunity to own a beautifully presented first-floor flat in the heart of Windermere. This delightful two-bedroom residence combines modern comforts with the charm of its stunning surroundings, making it an ideal bolt hole, perfect home or holiday let with ground floor access and designated parking.

Upon entering, you will find a storage cupboard, ideal for outdoor gear and the stairway that leads you to the first floor where you are greeted by a spacious and inviting living / dining area, thoughtfully designed to maximise natural light and comfort. The recent refurbishment has been executed to a high standard, ensuring a seamless blend of contemporary style and functionality.

The modern kitchen is well-appointed with sleek cabinetry and integrated appliances, including a fitted hob, sink unit, oven, microwave and dishwasher, catering to all your culinary needs.

The flat boasts two generously sized bedrooms, these spaces are ideal, with enough room to accommodate your storage needs and personal preferences.

Completing the interior is a fitted bathroom suite, which combines contemporary design with practicality including WC, vanity wash basin, panel bath, Velux roof light and partial tiling to walls.

Outside, the property benefits from well-maintained communal areas, and allocated parking, ensuring convenience and ease and a private "garden" area.

Accommodation: (with approximate measurements)

Entrance Hall

Stairs to first floor from entrance hall leads to:

Lounge 19' 8" x 17' 2" (5.99m x 5.23m)

Dining Kitchen 15' 0" x 13' 3" max (4.57m x 4.04m)

Middle Ceiling Height 7' 5" (2.26m)

Bedroom 1 13' 4" max x 8' 5" min (4.06m x 2.57m)

Bedroom 2 10' 0" max x 10' 0" max (3.05m x 3.05m)

Bathroom

Property Information:

Council Tax: Westmorland and Furness Council - Band D.

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

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

Tenure: Leasehold - Available on a new 999 year lease, at a peppercorn rent with the ground floor being the freeholder. Building insurance and the service charge will be split 50/50 with the ground floor flat.

Outside: To the front of the property is a designated area additional to the parking for outside seating, plus a raised garden area.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words and Directions:
<https://what3words.com/cliff.joys.plants>

Within 200 yards of Windermere village, located on New Road, being the main Windermere to Bowness road. From central Windermere follow New Road towards Bowness and Yewgarth can be found a short way on your left hand side, just past the Howbeck.

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 (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 £120 (incl. vat).



Bedroom 1



Bedroom 2



Parking area



Front elevation

Yewgarth Flat, New Road, Windermere, LA23

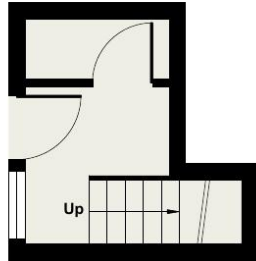
Approximate Area = 820 sq ft / 76.1 sq m

Limited Use Area(s) = 282 sq ft / 26.1 sq m

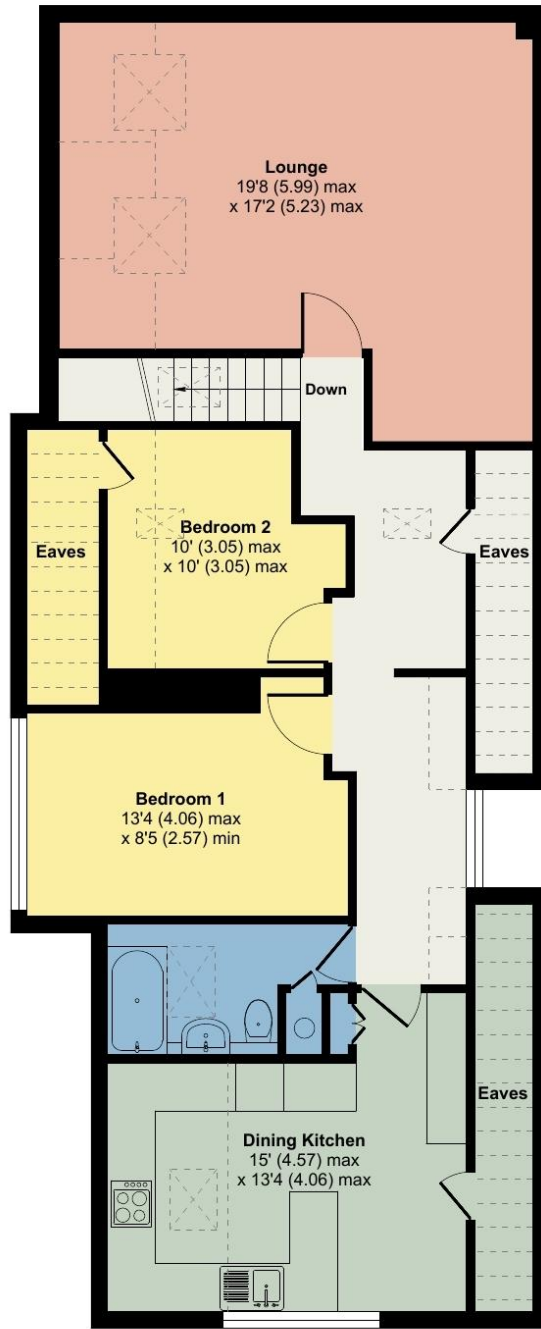
Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1002292

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