

HACKNEY & LEIGH

Windermere

£129,000

110 Elleray Gardens, Windermere, Cumbria, LA23 1JE

What sets this apart from other 2 bedroomed apartments is the really rather pleasant outlook from the first floor on to the Pheonix Park football field.

Situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities, benefiting from double glazed windows and electronically controlled electric heating with individual programmes for each room. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

Quick Overview

- Pleasant outlook
- Close to amenities
- 2 Bedroomed first floor apartment
- 1 Reception room and 1 bathroom
- Communal Garden
- Peaceful location
- In need of modernisation?
- Over 55's development
- Communal off road parking
- *Superfast fibre broadband

2	1	1	C	*Superfast Broadband*	*Communal Off Road Parking*

Property Reference: W6175



Living Room



Living Room



Kitchen



Bedroom 1

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Location: Heading out of Windermere village, towards Ambleside on Main Road, turn first left onto College Road at Hackney and Leighs letting office and immediately right into Elleray Gardens. Proceed into the development and into the main entrance and number 110 Elleray Gardens is situated towards the back of the building on the first floor.

Property Overview: Elleray Gardens is a modern purpose built retirement complex, conveniently situated for all the village amenities. Being in a peaceful sheltered location, the apartment itself is situated at the south west of the building and therefore benefits from a pleasant outlook over the private gardens to the rear and towards the Phoenix Park beyond.
The main security features include security entry telephone, emergency pull cord alarm system in every room, cctv outside, fire doors and onsite warden. There is also a guest bedroom which the residents can book for a small charge for relations to use when they visit and a communal laundry room too.
The apartment itself comprises of entrance hall, living room and kitchen with built in wall and base units, single oven and electric hob with extractor over. Moving into bedrooms 1 & 2 with both comprising of fitted wardrobes. The main bathroom includes WC, washbasin and a walk-in bath.
Ideal for any persons over the age of 55.

Accommodation: (with approximate measurements)
Entrance Hall
Living Room 16' 6" max x 9' 10" (5.03m x 3m)
Kitchen 9' 6" max x 6' 7" max (2.9m x 1.96m)
Bedroom 1 12' 10" x 9' 1" (3.91m x 2.77m)
Bedroom 2 9' 5" x 6' 6" (2.87m x 1.98m)
Bathroom
Property Information:
Services: Mains electricity, water and drainage connected.

Tenure: We understand that the flat is leasehold for the term of a 150 years from 1989. With a monthly service charge of £228.16 pcm rising in April 2025 to £247.99 pcm.

Council Tax: Westmorland and Furness Council - Band C.

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

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

What3Words: ///november.enough.lodge

Notes: *Checked on https://www.openreach.com/ 19th November 2024 - not verified.

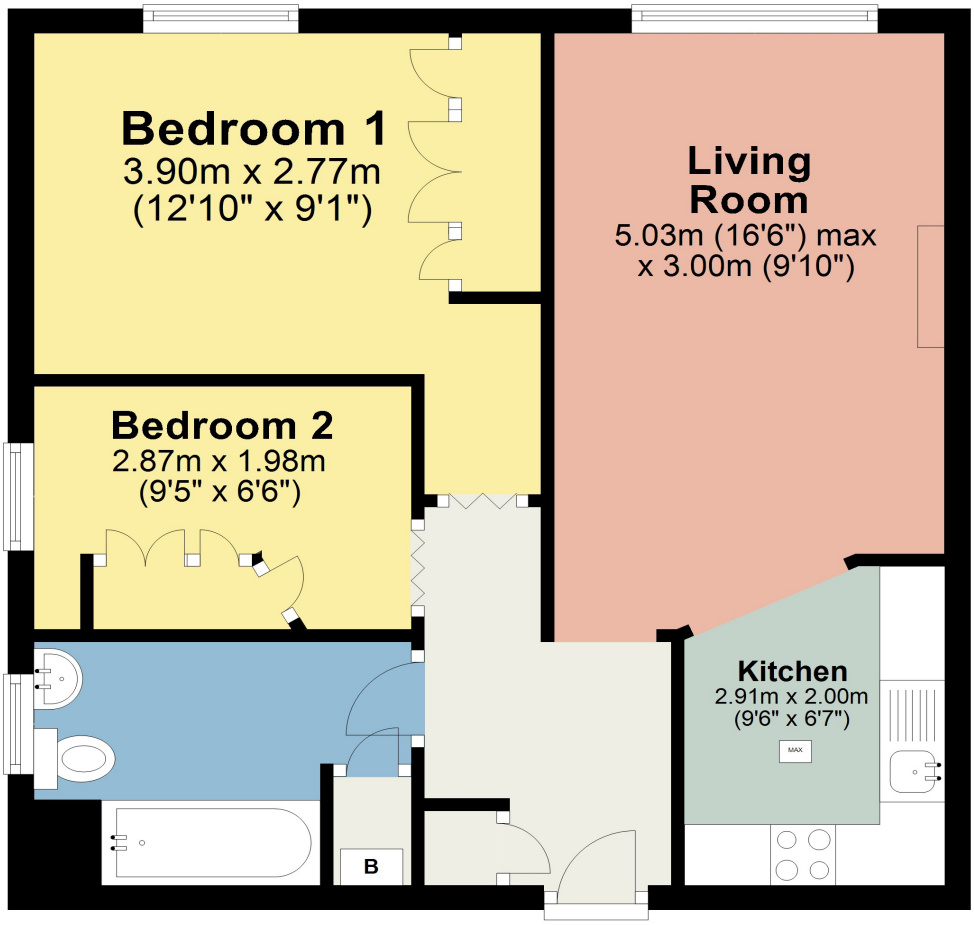
Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at 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).





First Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 49.1 sq. metres (528.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

A thought from the owners...*The apartment is generously sized and offers views over to Claife Heights. Its south-south west aspect allows for plenty of light and stunning sunsets. Nearby you will find the local amenities of Windermere, including supermarkets, transport links and lovely walks.*

Agents Information: *Elleray Gardens is planning a significant investment into the building with the work expected to start in April 2027 and projected to last around 20 weeks. Some of the cost will be covered by the existing sinking fund however a one off payment will be charged to each flat in April 2028. The works are expected to include replacement of the guttering, soffits, bargeboards, external doors and windows, external redecoration, roof repairs and resurfacing of the driveway. We are still awaiting full costings and schedule of works although it is anticipated that the cost for this flat is estimated at £15,837. This figure will only be confirmed in September 2027 and will become payable from April 2028. The vendor is aware that due to this, a discussion will be required to account for this cost in any agreed sale.*

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 16/12/2024.