



## Bowness on Windermere

£340,000

Biskey Bowness, 84 Craig Walk, Bowness on Windermere, LA23 2JS

A substantial 2 storey, 2 bed roomed apartment being the ground and lower ground floor of this traditional mid terrace house, now divided into 2 units with the all important off road parking for one car to the rear.

An ideal investment property either for long let or indeed holiday letting and located in a central yet relatively quiet location just set back from the main thoroughfare of Bowness on Windermere.

### Quick Overview

- Quiet yet convenient location
- 2 Bed roomed ground floor maisonette
- 1 Reception room and 1 bathroom
- Close to amenities and transport links
- EPC band C
- In good decorative order
- Off road parking for 1 car
- Ideal long term let or holiday let
- \*Superfast fibre broadband available



2



1



1



C



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6218



Living Room



Living Room



Kitchen



Kitchen

**Location:** Situated in a popular residential area just a short walk away from Bowness village centre. From Windermere proceed down Bowness on New Road which continues into Lake Road go past the Police Station and turn left into Beresford Road to the junction with Craig Walk, turn right and No.84 can be found on the right on the corner of Biskey Howe Road. The property can be accessed either off Craig Walk through the communal front door, or directly from the rear parking area accessed off Biskey Howe Road, which is probably the preferred entrance.

**Property Overview:** 84 Craig Walk is a substantial 4 storey former terrace house, now converted into 2, 2 storey units both long leasehold with Biskey Bowness occupying the ground and lower ground floor of this unit. Offering good sized accommodation, with 2 bedrooms and bathroom on the ground floor and living room and kitchen on the lower ground floor.

As you step inside the lower ground floor you are greeted with the spacious living room including, 2 storage cupboards with one housing the Instinct boiler. The modern kitchen comprises of wall and base units, Lamona single oven and induction hob, plus space for dishwasher and washing machine.

Moving up to the ground floor you have the two household bedrooms with bedroom 1 having an integrated wardrobe/storage cupboard and large bay window. Additionally, there is the family bathroom comprising of WC, washbasin and bath. Biskey Bowness has the added benefit of off road parking to the rear and would be an ideal long term let or holiday let.

**Accommodation: (with approximate measurements)**

**Living Room** 30' 8" max x 13' 7" max (narrowing to 9' 4") (9.35m x 4.14m)

**Kitchen** 13' x 6' 4" (3.96m x 1.93m)

**Stairs to ground floor**

**Bedroom 1** 15' 9" into bay x 10' 4" max (4.8m x 3.15m)

**Bedroom 2** 14' 8" x 9' (4.47m x 2.74m)

**Bathroom**

**Property Information:**

**Services:** Mains water, electricity, gas and drainage. Gas fired central heating to radiators.

**Tenure:** Residue of a 999 year lease from 23rd June 2005. The freehold is jointly owned 50% each by each flat and then each flat grants a 999 year lease to each other. This is often referred to as a criss-cross lease or Tyneside lease as they seem to have originated in the North East. There is no specific annual service charge and the two flat owners decide on maintenance as and when required and this would be shared 50/50. Building insurance is arranged separately for each flat.

**Business Rates:** Rateable value of £2,400 with the amount payable of £1,176 for 2024/25. Small business relief may apply.

**Viewings:** 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:** ///cheered.cheerily.silently

**Mobile Coverage:** O2 & Vodafone - Likely / EE - Limited.

**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).



Bedroom 1



Bedroom 2



Bathroom



Rear

# Biskey Bowness, 84 Craig Walk, Bowness-On- Windermere, LA23

Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1281850

*A thought from the owners...Beautifully quiet location, spacious with parking and a short walk to Biskey Howe Viewpoint.*

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