



**HACKNEY
& LEIGH**

Thornbarrow Close

£265,000

3 Thornbarrow Close, Windermere, Cumbria, LA23 2EW

Set in the heart of the picturesque Lake District, 3 Thornbarrow Close offers a delightful blend of comfort and convenience. This charming two-bedroom flat is well positioned in Windermere, ideal for a permanent residence, 2nd home or someone wanting to downsize in retirement.

Quick Overview

2 Bedroom 1st Floor Apartment

1 Reception Room, 2 bathrooms

In good decorative order

Ideal retirement Apartment, 2nd Home or

permanent residence

Gas central heating & double glazing

Close to all amenities and transport

Quiet position and central location

Pets permitted

Garage & designated parking

*Superfast Fibre Broadband 80 Mbps



2



2



1



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Superfast
Fibre
Broadband



Garage and
designated
parking

Property Reference: W6278



Living / dining room



Living room / dining room



Current dining room / Bedroom 2



Kitchen

Set in the heart of the picturesque Lake District, 3 Thornbarrow Close offers a delightful blend of comfort and convenience. This charming two-bedroom flat is well positioned in Windermere, ideal as a permanent residence, 2nd home or someone wanting to downsize in retirement.

The ground floor entrance area is shared between the 4 flats and the access to No 3 stairway is to the left. Once inside the flat, you are welcomed by a large living /dining room, that is bathed in natural light and pleasant open aspect. An electric fire for the colder evenings is the focal point of the room.

The adjoining hallway hosts a large storage cupboard and the kitchen follows on offering a Logic stand alone fridge/ freezer, Whirlpool washer and Bosch slimline dishwasher as well as the gas Moffat hob, oven beneath and extractor hood above and ample storage cupboards for your culinary requirements. There is sufficient work surface area and an inset sink unit. Aspect to side.

The flat boasts two double sized bedrooms, each providing a peaceful haven for rest and relaxation. The primary bedroom features built-in wardrobes while the second bedroom, currently being used as a dining room is ideal for guests, children or a home office.

A well-appointed shower room offering a large walk-in shower, WC and handbasin completes the first floor.

One of the standout features of this property is the additional attic/loft space, which is a surprise in itself, offering endless possibilities, subject to the necessary permissions. There is an additional shower room with contemporary fittings and WC.

Outside, to the rear, the property benefits from a private garage which has power and also offers allocated parking, ensuring convenience and security for residents and visitors alike.

Located just a short stroll from Windermere village, with its array of shops, cafes, and restaurants, 3 Thornbarrow Close offers the perfect balance of peaceful living and accessibility. Don't miss the opportunity to make this charming flat your own and embrace the enchanting lifestyle of the Lake District.

Accommodation: (with approximate measurements):

Communal Entrance Hall

Stairway and Entrance Hall

Living / Dining Room: 15' 7" x 15' 4" (4.76m x 4.68m)

Kitchen: 11' 9" x 9' 2" (3.59m x 2.80m)

Shower Room

Bedroom 1: 12' 7" x 9' 1" (3.84m x 2.79m)

Bedroom 2: 9' 0" x 9' 0" (2.76m x 2.76m)

Stairway to Attic / Loft

Attic / Loft: 15' 6" x 12' 1" (4.74m x 3.70m)

Shower Room

Garage: 23' 2" x 9' 0" (7.08m x 2.76m)

Property Information

Tenure: Leasehold. Subject to a 2000 year lease dated the



Living / dining room



Kitchen



Bedroom 1



Shower Room



Garage and allocated parking



Kitchen

16th August 1972, 1947 years remaining. A copy of the lease is available for inspection at the office.

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

Services: Mains gas, water and electricity.

What3Words & Directions: [//retain.interviewer.rocks](https://www.what3words.com/retain.interviewer.rocks) The most direct route travelling down New Road / Lake Road, turn left into Thornbarrow Road and Number 3 Thornbarrow Close is on the left hand side but half way up the road.

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).

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Attic Shower Room



Parking area



Bedroom 1



Views

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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online.



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"Double Click Text To Insert Floor Plan"

A thought from the owners...

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