

## Bowness on Windermere

£525,000

3 Crown Rigg, Kendal Road, Bowness-on-windermere, Windermere, LA23 3EN

Discover the epitome of luxury living in this superior development of apartments, perfectly positioned to capture the awe-inspiring beauty of the Lakeland Fells and Lake Windermere. This 2 bedroom ground floor apartment offers a harmonious blend of elegance and comfort, making it an exceptional choice for discerning buyers.

### Quick Overview

- Stunning location
- Sizeable ground floor apartment
- Spectacular lake and fell views
- Large living room
- 2 double bedrooms
- En Suite shower room and bathroom
- Well equipped breakfast kitchen
- Gas central heating and double glazing
- Excellent opportunity with no onward chain
- Ultrafast broadband available\*



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Ultrafast  
available



Allocated parking  
For 2 vehicles

Property Reference: W6289



Living Room



Living Room



Lake and Fell views



Kitchen

Step inside to find a generously proportioned living space with a large box bay window. This takes in the most incredible far reaching views across Bowness, Windermere lake and the fells. There is ample space for entertaining yet it is homely and comfortable offering surround sound speakers, plush carpets and individual controlled lighting. Double doors lead into the quality kitchen, equipped with an excellent range of units with integrated appliances to include oven, grill and microwave 4 ring electric hob with extractor over, fridge and freezer and dishwasher. There is significant worktop space with inset sink unit, that cater to both culinary enthusiasts and those who appreciate a practical layout, which also incorporates space for a dining table.

From the inner hall there are two bedrooms and a bathroom. The primary bedroom again has the impressive box bay window which replicates the views from the Living Room and there is a range of quality built in bedroom furniture. The fully tiled en suite shower room is stylish with vanity wash basin, WC and shower cubicle. Bedroom Two is a further double room which has a fitted solid oak bookcase and range of wardrobes to maximise storage. Adjacent the fully tiled bathroom offers a spa bath with hand held shower head attachment, WC and wash hand basin. Heated towel rail and spotlights.

One of the standout features of this apartment is its panoramic vista, a daily reminder of the natural beauty that surrounds you. Whether you're enjoying a morning coffee or hosting an evening gathering, the views provide a stunning backdrop that never fails to impress.

With parking allowance for two vehicles ensuring convenience for residents and guests alike and well tended communal garden areas complements the apartment's overall appeal.

**Accommodation: (with approximate measurements)**

**Living Room** 24' 11" x 13' 6" (7.60m x 4.12m)

**Kitchen:** 12' 7" x 11' 11" (3.86m x 3.64m)

**Inner Hall**

**Bedroom 1** 15' 9" x 13' 3" (4.82m x 4.06m)

**En Suite Bathroom**

**Bedroom 2** 10' 6" x 10' 0" (3.21m x 3.05m)

**Bathroom**





Kitchen



Bedroom 1



En suite shower room



Bedroom 1



Bedroom 2



Bathroom

**Parking** Allocated spaces for 2 vehicles directly to the front of the property.

### Property Information

**Tenure:** Leasehold - 999 year lease from October 1999. There is a service charge of £3528.15 payable annually to Crown Rigg Management Company Ltd.

**Services:** Mains water, mains drainage, mains electric and mains gas.

**Council Tax:** Westmorland and Furness Council – Band F

**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.

**What3words & Directions:** [///bloomers.unique.toys](https://bloomers.unique.toys)

On entering Bowness from Windermere along New Road proceed down the hill and first left at the main roundabout bearing next left onto Kendal Road, continue up the hill passing the Arts Bar on the left and beyond bear left signedposted Crown Rigg. Proceed up the private road bearing left and into the parking bay. No 3 is to be found on the right.

**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).





Communal gardens



Views





Exterior



Parking area

Request a Viewing Online or Call 015394 44461



## Meet the Team

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Viewings available 7 days a week  
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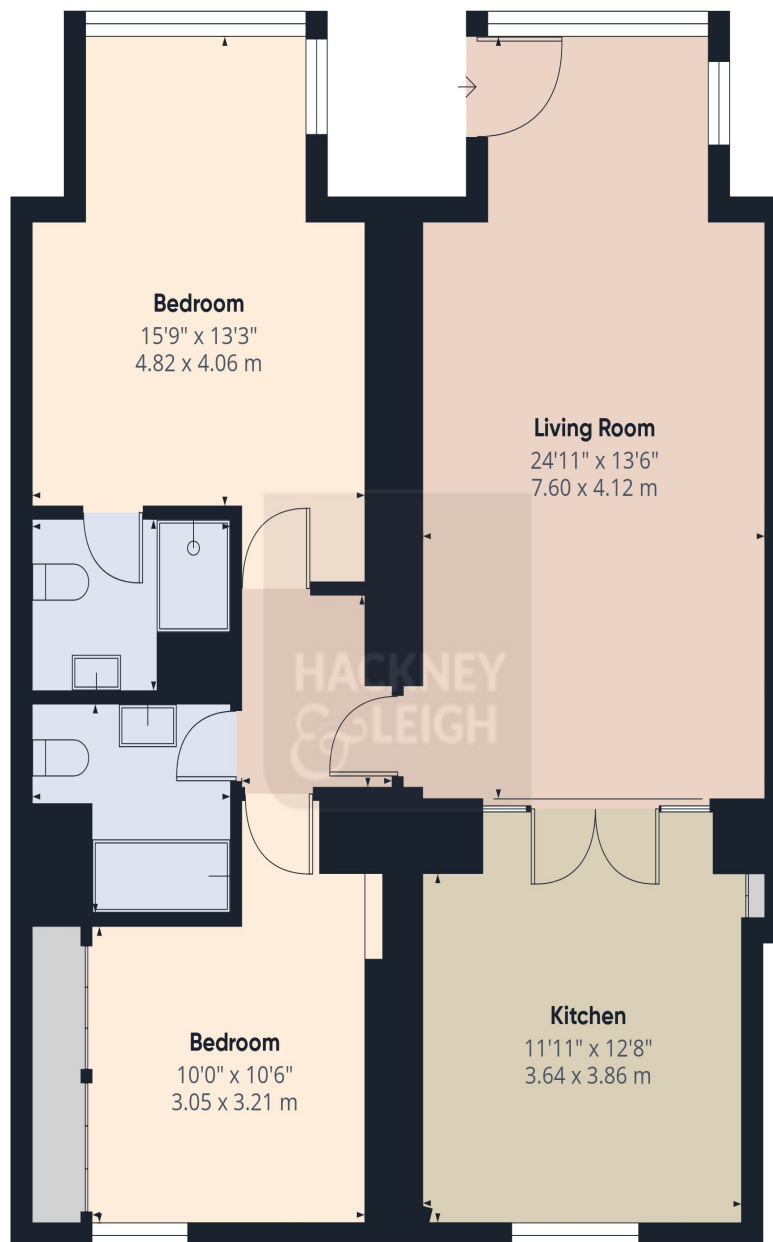


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Can we save you money on your **mortgage**? Call us on: **01539 792033**

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