



# Flat 2 Firgarth

Ambleside Road, Windermere, Cumbria, LA23 1EU

Guide Price £175,000

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Ambleside Road, Windermere

Sale of a ground floor accessed flat situated in the heart of the Lake District offering convenient access to the Lakeland villages of Windermere, Bowness, Ambleside and Troutbeck and all that they offer. In an elevated position, there are attractive views of an adjacent field to the rear and out over the road to the leafy gardens of the properties opposite.

One of a block of four properties, the property benefits from double glazed windows throughout and briefly comprises an Sitting Room, Kitchen, Dining Hall, Two Bedrooms and a house Bathroom. There is electric heating and the benefit of one private parking space.

The property would make a great choice for a main or second home. To preserve the privacy of life in the flats, a restriction in the lease prohibits for holiday use.

On the edge of Windermere village, local facilities are conveniently within walking distance. Bowness on Windermere (1.6 miles), Ambleside (4 miles), Troutbeck (2.6miles) offer much in the way of shops and commercial premises, restaurants and cafes, cinemas, post offices, doctors and dentists. A super base for life in the Lakes or a great lock up and leave second home with direct access onto the A591, the main road running between Windermere and Ambleside and a few hundred yards from Cooks Corner roundabout which is on the junction with the A592 the road to Troutbeck and from there over Kirkstone Pass to Ullswater and Penrith. There are also bus stops on either side of the road within 100 yards.



## Communal Entrance

Double doors provide a shared access into the communal vestibule and hall. There is an intercom buzzer for remote access for guests. Stepping through into the hall, the door to flat 2 is straight ahead.

## Hall & Dining Area

Entrance hall and hallway leading to a wider area which is used for a dining area with a tall PVC window enjoying an outlook to the adjacent field to the rear. Store cupboard housing the hot water storage tank with storage shelves. Night storage heater.



## Kitchen

A small well equipped kitchen with fittings to two sides, there are base and wall units, laminate work surface, a stainless steel sink unit with mixer tap, wall tiling and an integral four plate electric hob and electric oven below. Space for a fridge and two PVC windows facing the road.



## Sitting Room

A light and airy sitting room with two large PVC windows, ample space for sofa and two armchairs. Night storage heater.

## Bedroom One

A double bedroom with a PVC window looking out over the road to the leafy gardens opposite. Night storage heater.

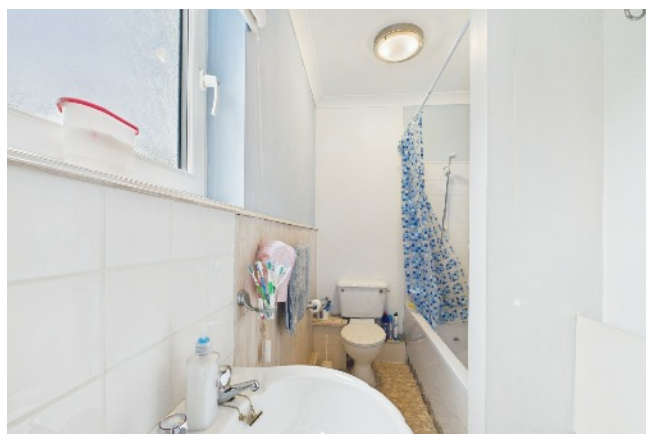
## Bedroom Two

Currently a bunk bedroom with a PVC window looking out over the rear to the fields opposite. Night storage heater.



## Bathroom

A white three piece suite of bath with shower attachment over, pedestal wash basin and WC. Splash back tiling to bath, wooden paneling to walls, frosted PVC window electric panel heater and an extractor fan.



## Outside

There is the benefit of a private parking space.

## Services

Mains water, electric and drainage. Electric heating from panel and storage heaters. There is no gas connected to Flat 2, but we are informed that there is gas to the internal ground floor of the building.

## Council Tax Band

B

## Tenure

The property is held on the balance of a 999 year lease which commenced in 1988. This is subject to an annual service charge. In 2025 the service charge was approximately £750 per annum. The freehold is owned by Firgarth Flats LTD which is also the Management company. Each owner has a share in the Freehold. The service charge covers insurance, sinking fund and maintenance of communal areas.

## Please Note

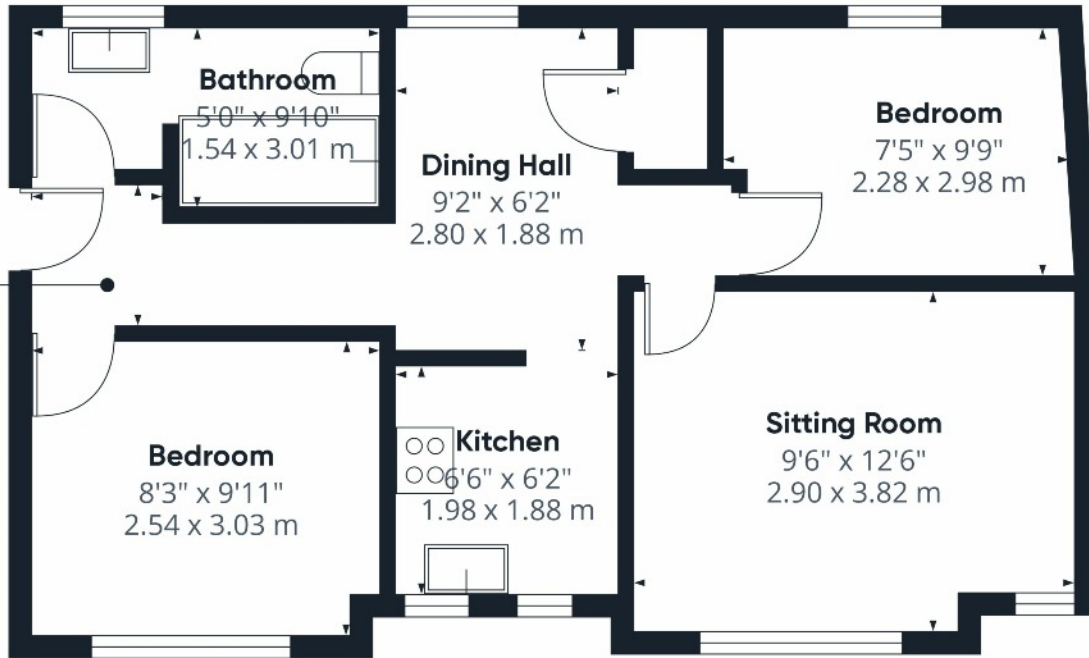
It is not possible to use this property for holiday letting purposes. Letting on Assured Shorthold Tenancies is permitted under the terms of the lease. Pets are not permitted.

## Internet speeds

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website available.

### Directions

From our Windermere office, follow the A591 towards Ambleside. After passing the Willowsmere Hotel and the turning to Priory Grange/Priory Mews (both on the left), the next turning on the left is for Firgarth Flats which are attached to Firgarth Guest House. Turning into the drive, bear round to the right and down the slip road behind the property. There is a private parking space for Flat 2. The entrance is on the side elevation.



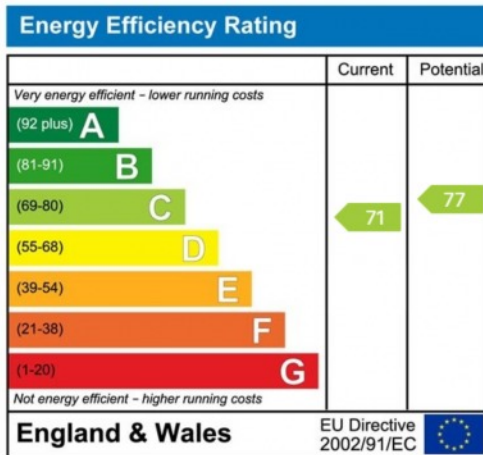
Approximate total area<sup>(1)</sup>  
 472.21 ft<sup>2</sup>  
 43.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.