



# Coniston

**£135,000**

6 Campbell House, Coniston, Cumbria , LA21 8ER

6 Campbell House is a purpose built first floor 1 bedroom apartment combining wonderful views with excellent convenience to the village centre. Built in 1988 to provide accommodation for the over 55's the apartment would be perfect as permanent residence or second home in Coniston. The accommodation includes a bright dual aspect living room, a kitchen, double bedroom, shower and communal car parking

## Quick Overview

- Superb views to Coniston Water
- First floor one bedroom apartment
- Over 55's complex
- Light and bright living space
- Superb location just a short stroll from central Coniston
- Ideal permanent residence or second home
- Close to transport links and village amenities
- Well maintained communal gardens
- Communal Parking
- Superfast Broadband available



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Superfast  
Broadband  
Available



Communal  
Parking

Property Reference: AM4137



Living/Dining Room



Dining Area



Kitchen



View

Entering Campbell House from the communal entrance, stairs lead up to the first floor and to the entrance of the apartment, which is only shared by one other apartment.

The welcoming private hallway allows access to all rooms and has two, large useful cupboards for storage one housing the hot water tank along with a wall mounted shoe store caddy.

The dual aspect living room is a real showstopper with its magnificent views over Coniston water, the home of Donald Campbell's legendary Bluebird! Sit back, relax and admire the view from this sun filled room.

The kitchen offers a range of white modern wall and base units, complimentary work surfaces, stainless steel sink and drainer plus space for a free standing oven, an undercounter fridge and freezer and washing machine.

Number 6 offers a comfortable and spacious, double bedroom with fitted wardrobes for convenience.

The stylish and modern shower room is a real treat with a view which will take your breath away!! It has a walk in Mira Jump shower, WC and vanity unit incorporating wash hand basin. The room is partly tiled with pretty tile effect cushion flooring.

Outside Campbell House there is car parking provision for the apartments within the grounds, whilst the communal gardens themselves are easily managed. The apartments here can be enjoyed as permanent residences or second homes, but cannot be commercially holiday let - giving a much more relaxed and homely feel to this attractive development.

#### Location

6 Campbell House is situated in a fantastic location, with Coniston village an all it has to offer just a short stroll away, should you feel like an adventure the Lake shore and the high fells are also accessible on foot from the property.

#### Accommodation (with approximate dimensions)

##### Entrance

##### Private Hall

##### Kitchen

7' 10" x 5' 10" (2.39m x 1.78m)

##### Living Room and Dining Area

16' 6" x 10' 10" (5.03m x 3.3m)

##### Bedroom

12' 0" x 9' 4" (3.66m x 2.84m)

##### Shower Room

## Property Information

**Tenure** Leasehold for 999 years from the 25th March 1988. We understand from a verbal enquiry that the service charge is £136.00 per calendar month. We also understand that there is a sinking fund established intended to cover maintenance costs, with contributions based on the purchase price of the apartment and levied at the point of disposal.

**Services** Mains water, drainage and electricity.

**Broadband** Superfast Broadband available.

**Mobile Services** EE, Three and Vodafone limited services. O2 Likely service.

**Council Tax** Westmorland and District Council - Band A

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

**Directions** From the centre of Coniston, which is well served by a variety of shops, cafes, public houses, a post office and churches, take the A593 as if heading towards Torver passing the petrol filling station on your left and continuing around the gentle curve in the road where Campbell House is then found on the left hand side opposite the gently sloping meadow on the right. There is parking in the private car park for the development.

**What3words** ///fearfully.soccer.health

**Viewngs** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations (AML)**. 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).



Bedroom



Bedroom



Shower Room



View





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Shower Room



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