



# Tinnys Loft

Millans Park, Ambleside, LA22 9AD

Price £875 pcm (Holding Deposit Applies)

# Tinnys Loft

Millans Park, Ambleside

This attractive one bed maisonette is a must view. Offered unfurnished and recently renovated throughout, the property comprises of a ground floor entrance with utility room and separate WC. Stairs from the entrance hallway lead to the double bedroom, modern four piece bathroom and stunning open plan kitchen living area. The kitchen and bathrooms have under floor heating and integrated appliances including a dishwasher and fridge/freezer. There is a Juliette balcony which allows you to enjoy the stunning views towards the surrounding mountain ranges. Recently refurbished/built, Tinnys loft offers the highest of quality accommodation in Ambleside and should be viewed to be appreciated.

Conveniently located on Millans Park, a popular residential area with a healthy mixture of permanent residences and holiday/weekend retreats. Tinnys loft is well positioned and only a short level walk to the wide variety of amenities the village has to offer including shops, cafés, post office, public houses, churches and primary school. Millans Park enjoys a residents permit parking scheme. Attractive views are enjoyed from the upper floor in the direction of the surrounding mountain ranges.





### Directions

From our Ambleside office on Kelsick Road proceed onto Compston Road one way street, turn left just before "Zeffirellis" Cinema. Follow the road around to the right, Tinnys Loft is three quarters of the way down on the right.

### Accommodation

Private covered entrance via side door leads to.

### Hallway

Stairs leading up to the first floor accommodation. Small under stairs cupboard ideal for boot/shoe storage.

### Utility & WC

Located off the entrance hallway is the utility room. Stainless steel sink, drainer and work surface with storage and plumbing for an automatic washing machine. Access into the separate WC which has a wash basin.

### Stairs & Landing

Staircase fitted with new carpet leading up to the first floor landing

### Bedroom

*13'3" x 10'8" (4.02m x 3.22m)*

A generously proportioned double room with newly fitted carpet, neutral décor, double glazed window and electric radiator.



### Bathroom

A newly fitted modern four piece suite comprising of panelled bath, wash basin with heated illuminated mirror, low flush WC and a separate corner shower cubicle. Flooring is tiled and has under floor heating.



### Open Plan Living

*Lounge area 20'6" x 19'3" (6.21m x 5.82m)*

*Kitchen area 10'10" x 10'4" (3.03m x 3.15m)*

The stand out room of the property by far, this open plan living space has been finished to the highest standard and is the ideal room to sit back and relax after a long hard day. The kitchen area has a central island with base storage and work top. Additional wall, drawer and base units incorporate an induction hob with electric oven, 50/50 fridge freezer, dishwasher and glass fronted display unit. The open plan living area and kitchen has laminated flooring with under floor heating, double glazed doors opening to a Juliette balcony and a built-in in double store cupboard.



### Outside

To the rear there is a small communal area, which may be used to sit out and covered bin storage area.

### Services

Mains Drainage and Water  
Electric Central heating

### Council Tax Band

To be advised by landlords

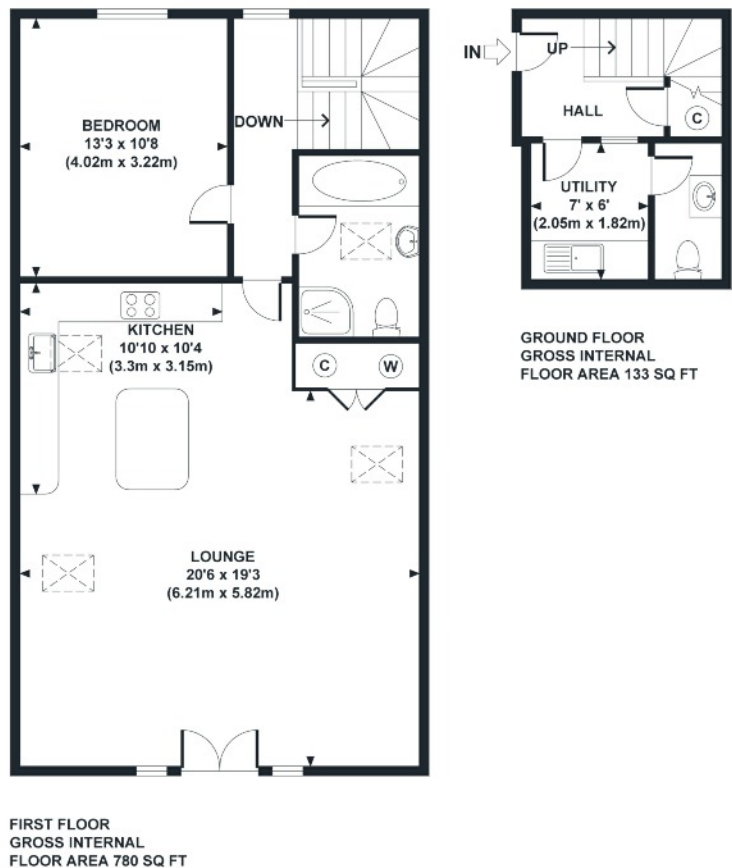
### EPC Rating

B

### Any Other Relevant Info

A holding deposit, no more than 1 weeks rent is payable per tenancy. Local occupancy restrictions apply, please ask agent for more details.

TINNYS LOFT, AMBLESIDE



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

