



Windermere

£180,000

5 Beresford Court
Lake Road
Windermere
Cumbria
LA23 2JL

A good sized bright and airy apartment with 2 bedrooms and bathroom, living/dining room with access to private balcony. Attractive communal gardens, parking and double length garage. Situated in a convenient position just a short walk from central Bowness, this 2 bedroomed first floor apartment would make an ideal home, second home, first time buy or investment.

Property Ref: W5657

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Living Room



Bedroom 1



Bedroom 2

Description: 5 Beresford Court is a purpose built first floor apartment with accommodation of living/dining room with access to private balcony, kitchen, two bedrooms and bathroom. The apartment is neatly presented and benefits from gas heating integrated with the gas fire, partial double glazed windows, double length garage and parking.

With attractive landscaped communal gardens to the rear the property would make an ideal lock-up and leave, permanent home or residential investment. Please note that holiday letting is not permitted within the development.

Location: Excellent central location in the heart of the popular tourist village of Bowness, with shops, restaurants, bars and the lake shore all nearby. From Windermere proceed down towards Bowness on New Road continuing as Lake Road. On passing the police station on your left, Beresford Court can be found a little way up on the left.

Accommodation (With approximate measurements)

Living Room 20' 2" x 10' 10" (6.15m x 3.3m) With gas fire and door to balcony.

Kitchen 10' x 5' 6" (3.05m x 1.68m) Built in wall and base units, electric oven, stainless steel sink, part tiled walls, fridge freezer and cupboard containing hot water tank.

Bedroom 1 13' 8" x 10' 11" (4.17m x 3.33m) With built in wardrobes.



Kitchen

Bedroom 2 10' 4" x 9' 3" (3.15m x 2.82m) Outlook to communal garden.

Bathroom Electric shower, part tiled walls, vanity unit with wash basin and WC.

Outside: Balcony, Garage, Communal Gardens and Parking.

Services: Mains gas, electricity, water and drainage. Partial uPVC double glazed windows and gas fired heating via back burner behind fire in living room to radiators.

Council Tax: South Lakeland District Council - Band C

Tenure: Long leasehold – Remainder of a 999 year lease which commenced in 1971. We understand that a management company oversees the communal maintenance of the grounds and buildings for the 12 flats in total, where the annual service charge was for 01.01.2020 – 31.12.2020 - £1,104.19 per apartment or £13,250 total for Beresford Court. The annual service charge for 01.01.2021 – 31.12.2021 is to be decided at an upcoming AGM but is likely to be £1,250 per apartment or £15,000 total.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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



Bathroom



Communal Gardens

5, Beresford Court, Lake Road, Windermere, LA23

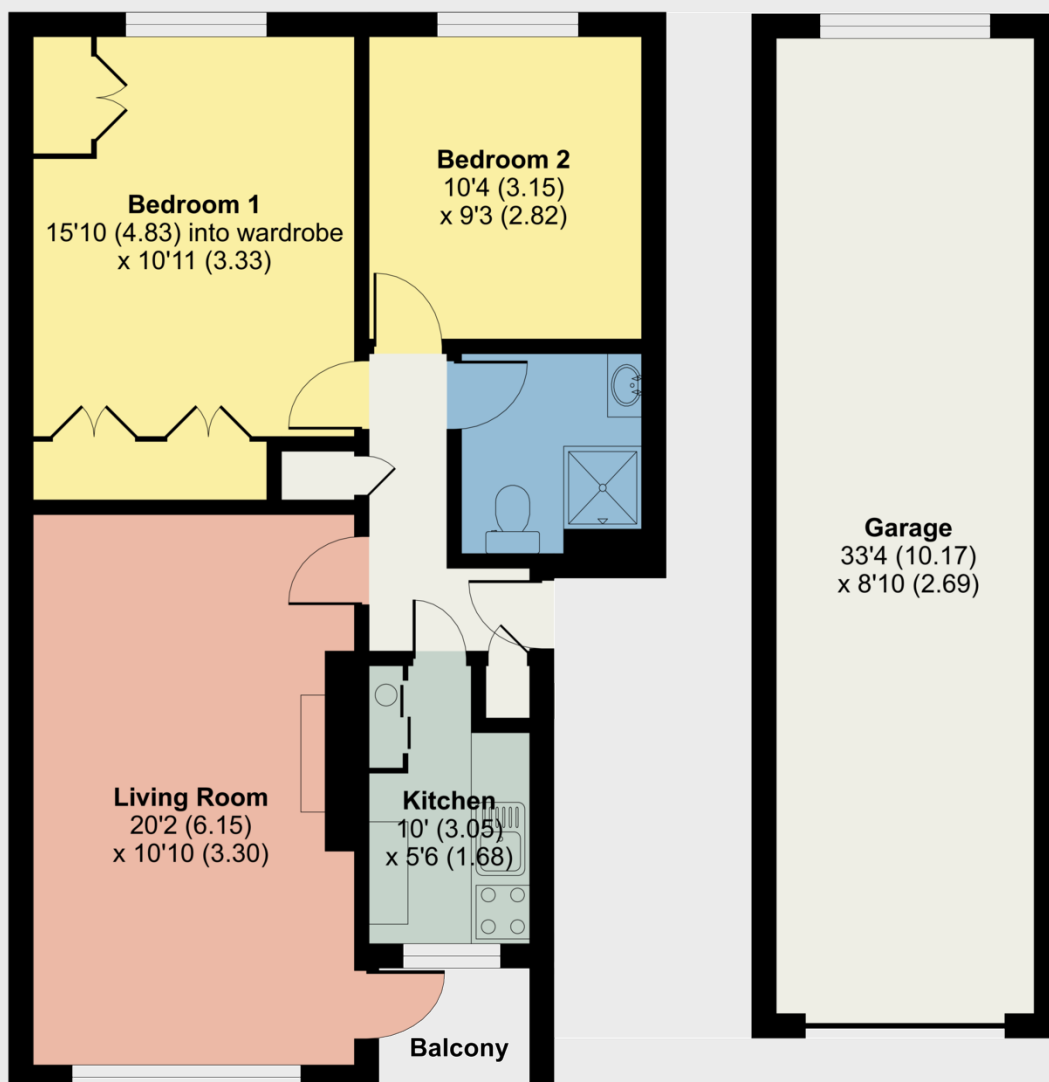


Approximate Area = 655 sq ft / 60.8 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 959 sq ft / 89 sq m

For identification only - Not to scale



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.