



Windermere

£150,000

34 Mill Rise
Windermere
Cumbria
LA23 2LY

A neat 1 bedroomed ground floor apartment with off road parking and private rear garden and all situated at the head of a quiet cul de sac. A perfect first time buyers property or those wishing to downsize. Local occupancy condition applies.

Property Ref: W5726





Living/Dining Room



Bedroom

Description:

A modern purpose built ground floor apartment built in 1989 in a small block of 4 units.

Neatly presented with uPVC double glazed windows and gas fired central heating the property also has its own parking and rear garden.

Tucked away at the head of a quiet cul-de-sac the property is in walking distance of the scenic School Knott with fantastic views of Lake Windermere.

The property has an occupancy clause which restricts the sale to purchasers who intend to use the property as their main residence and have either lived or worked in Cumbria for the past 3 years.

Location:

Situated in a pleasant cul de sac located within 1/2 mile of the village centre and close to local bus routes. From Windermere Village, take the turning into Oak Street, third left onto Droomer Drive, follow Droomer Drive round turning right into Droomer Lane then up into Mill Rise, up and around to the left and No. 34 is at the head of the cul de sac on the left.

Accommodation: (with approximate measurements)

Entrance Hall

uPVC front door, cloaks cupboard and boiler cupboard housing Vaillant gas combination boiler. Honeywell central heating thermostat.

Living Room

18' 3" x 11' 8" (5.56m x 3.56m)
TV and telephone points.

Kitchen

10' 9" x 6' 2" (3.28m x 1.88m)
Fitted wall and base units, stainless steel sink unit and polished granite worktops with splash back tiling. Plumbing for washing machine and electric cooker point.



Kitchen

Bedroom

10' 9" x 8' 8" (3.28m x 2.64m)
Overlooking the back garden.

Bathroom

3 piece white suite of bath with shower over, wash basin and WC.
Ladder towel rail, extractor fan and part tiled walls.

Outside:

To the front is parking for 1 car, side access to rear garden with paved patio, and lawn area.

Tenure:

Leasehold. Subject to the remainder of a 999 year lease dated the 31st July 1989 and pays an annual ground rent and 1/4 share of the Block Building Insurance which amounted to approximately £325.00 for 2020/21. The property must be used only as a private dwelling and has a Local Occupancy Clause restricting the sale to purchasers who have lived or worked within Cumbria for the past 3 years. There is a clause in the lease which states the property cannot be sublet and therefore must be the occupants home.

Services:

Mains gas, water and electricity. uPVC double glazed windows.
Gas fired central heating to radiators.

Council Tax:

South Lakeland District Council - Band B.



Bathroom

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.

34 Mill Rise, Droomer, Windermere, LA23

Approximate Area = 478 sq ft / 44.4 sq m

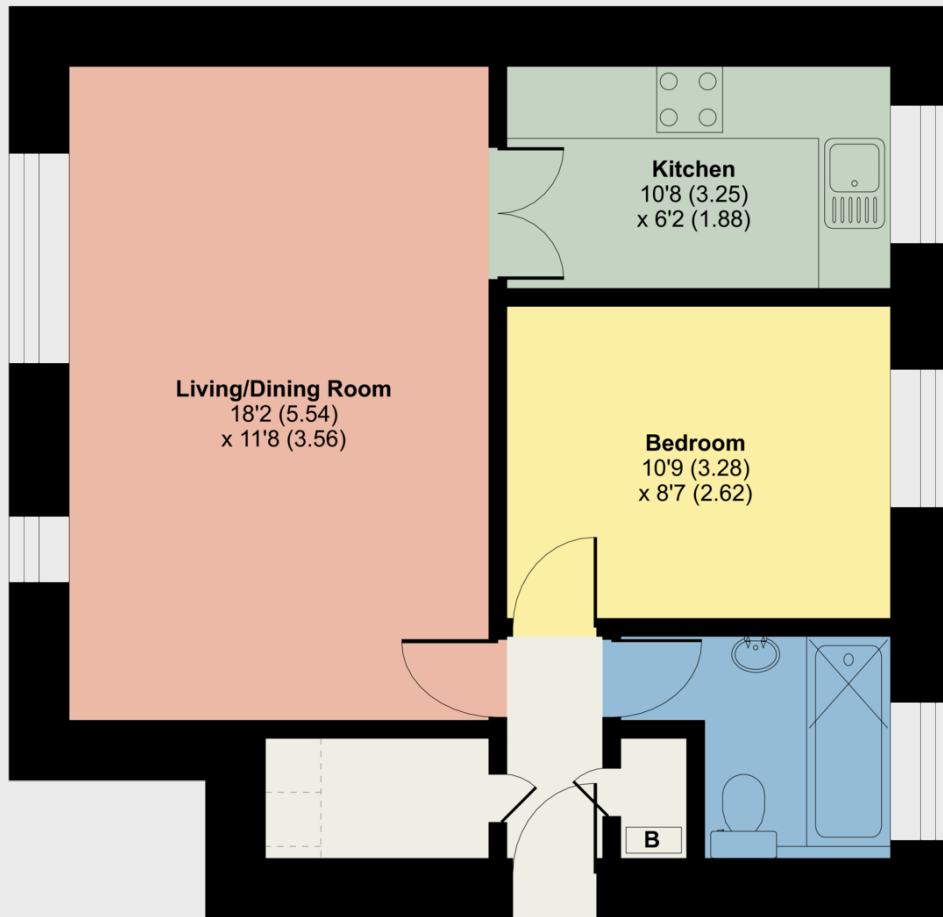
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 484 sq ft / 44.8 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheocom 2021. Produced for Hackney & Leigh. REF: 789745

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