

## Bowness

**£147,500**

5 St Martins Court  
St. Martins Parade  
Bowness-on-Windermere  
Cumbria  
LA23 3GQ

An ideal opportunity for local first time buyers, this is a fantastic 2 bedroomed modern apartment in excellent order situated right in the centre of Bowness village, with a great outlook over the ever changing street scene below. With all important off road, under cover parking.

The property is offered at a discounted price under the Government initiative for affordable housing, offering the opportunity for the new owners to buy at 70% of the full market value, provided their circumstances comply with the local authority requirements. Local occupancy clause applies.

Property Ref: W5731







Open Plan Living/Kitchen



Bedroom 1

**Description:**

St Martins Court is a small development of similar affordable local apartments constructed to a good standard in 2008 by Applethwaite Ltd (incorporating Robert Hughes Ltd). No.5 is located on the first floor and comprises; open plan lounge-kitchen, two bedrooms and bathroom. The property is excellently presented with modern fittings in the kitchen and bathroom. The property benefits from double glazed windows and electric heating. Designated secure undercover parking space for 1 vehicle.

A local occupancy exists on the property, please ask for further information.

**Location:**

St Martins Court can be found at the rear of The Royal development in the centre of Bowness village, excellently positioned for all the surrounding amenities. The development can be found just ahead of the mini roundabout in the centre of Bowness. For the secure underground parking, from Crag Brow turn right at the mini roundabout then bearing first left, the car park can be found first left again, Pedestrian access is gated opposite Bowness Post Office.

**Accommodation: (with approximate measurements)**

**Communal Entrance Hall**

Secure intercom entry system, stairs to first floor.

**Private Entrance Hall**

Intercom entry system, built-in cupboard housing Tempest hot water cylinder and shelving. Wood effect laminate flooring.

**Open plan living/kitchen** 16' 9" x 13' 6" (5.11m x 4.11m)

A dual aspect room with pleasant outlook to the bustling village below. Wood effect laminate flooring. Kitchen area fitted with modern wall and base units with tiled walls and inset stainless steel sink. Electric oven, four ring hob and extractor over. Plumbing for washing machine.

**Bedroom 1** 11' 6" x 8' 10" (3.51m x 2.69m)

With views of the Lakeland fells. Wood effect laminate flooring and TV point embedded within the wall.





Open Plan Living/Kitchen

**Bedroom 2** 11' 6" x 7' 2" (3.51m x 2.18m)  
Wood effect laminate flooring.

#### Bathroom

Fitted with a three piece modern suite of bath with shower over, pedestal wash basin and WC. Attractive tiling to walls and floor with feature wall, ladder radiator, mirrored toilet cabinet and extractor fan.

#### Outside:

Designated car parking space in the secure underground car park at the adjoining 'The Royal' Development.

#### Council Tax:

South Lakeland District Council - Band C.

#### Services:

Mains water, drainage and electricity. Economy 7 electric heating, electric panel heaters to all rooms.

#### Tenure:

Leasehold for the residue of a 999 year lease subject to an annual charge of approximately £140.00 pcm, including the buildings fund, building insurance, service charge and management charge. Shared ownership was introduced to help people who cannot afford to buy a home outright and prospective Assignees must be approved by Riverside Housing Association.



Bathroom

#### Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

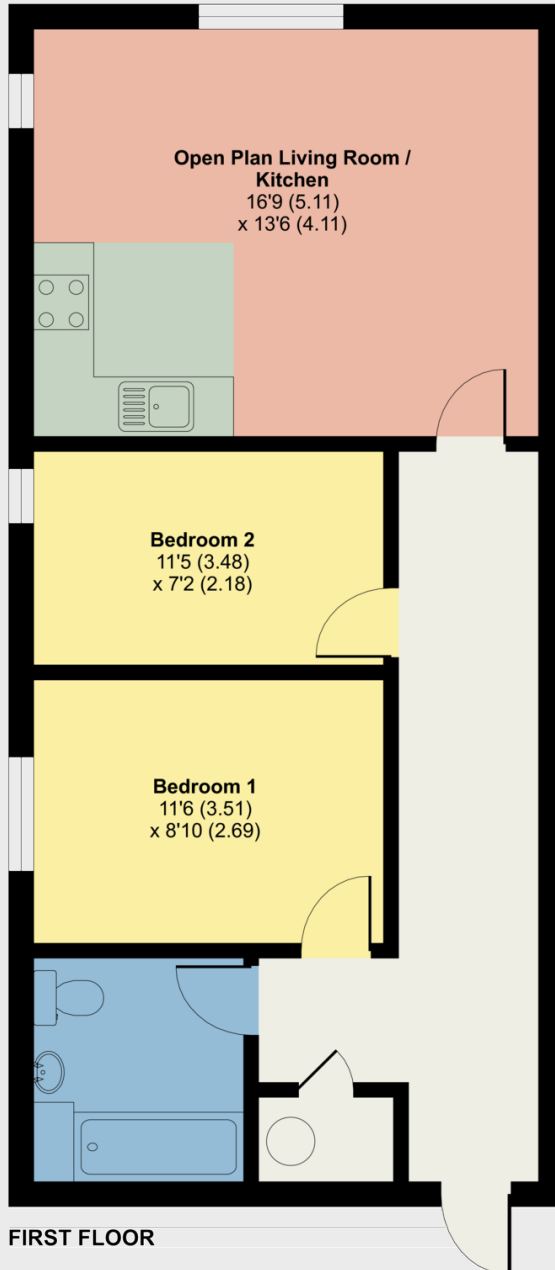
#### Energy Performance Certificate:

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

# 5 St Martins Court, St. Martins Parade, Bowness-on-Windermere, LA23

Approximate Area = 650 sq ft / 60.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hackney & Leigh: REF: 792019

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