



## Windermere Marina

**£385,000**

37 Windward Way  
Windermere Marina  
Bowness On Windermere  
Cumbria  
LA23 3BF

A second floor (top) 2 bedroomed apartment situated in the popular and well established Windermere Marina Village with designated parking and with Southerly aspect overlooking the ever changing boating scene.

Currently used as a private holiday home, all furniture is available under separate negotiation.

Property Ref: W5763





Living Room



Bedroom 1

**Description:**

Windward Way was built in 2006 to enhance the already extremely popular Windermere Marina Village set in a quiet area just off Bowness on Windermere with direct access to England's largest lake, Windermere being approximately 10.5 miles long and a mile at its widest point.

Windermere Marina Village ([www.windmeremarinvillage.co.uk](http://www.windmeremarinvillage.co.uk)), originally developed in the 1960's with a collection of small boathouses and apartments has seen served expansion schemes over the years, significant improvements happened in the 1980's and again in more recent times.

The result is fantastic holiday destination with several hundred boats, boathouses, apartments, houses and restaurant and bar "The Boathouse".

The largest marina on Lake Windermere it offers an unrivalled level of facilities including boat yard, sales and repairs and all on the eastern shore of The Lake Districts real jewel - Lake Windermere, England's largest lake and one of the UK's favourite tourist destinations.

37 Windward Way is a good sized second floor apartment and shares its entrance with No.36. The large open plan living room and kitchen is perfect for a holiday apartment and has fantastic views over the marina.

**Accommodation: (with approximate measurements)**

**Shared Entrance Hall**

Stairs leads to second floor.

**Hallway**

Intercom system, inset cupboard for storage and space for a washing machine and also housing the Vaillant combination boiler.

**Living Room 22' 9" x 14' 7 max" (6.93m x 4.44m)**

Outlook over the Marina, TV point and radiators.



Kitchen Area

**Kitchen Area** 11' 2" x 10' 2" (3.4m x 3.1m)

Open plan to the living room with wall and base units, stainless steel sink unit. Inset Neff electric hob with extractor over, inset Neff microwave and Neff dishwasher and inset fridge and freezer. Part tiled walls.

**Bedroom 1** 12' 1" x 9' 8 max" (3.68m x 2.95m)

Radiator.

**Bedroom 2** 11' 8" x 11' 4 max" (3.56m x 3.45m)

Fitted wardrobes , radiator and loft hatch.

**Bathroom**

WC, washbasin and shower. Medicine cabinet, heated towel rail, shaver point and extractor fan. Fully tiled walls and floor.

**Outside:**

To the front of the property there is a private allocated parking space.

**Services:**

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

**Tenure:**

Leasehold for the remainder of a 250 year lease from 2006. The service charge for 2021 was £1,715.80 excluding building insurance which we believe is £5,575 for 2022.



Bedroom 2

**Council Tax:**

South Lakeland District Council - Band D.

**Viewings:**

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

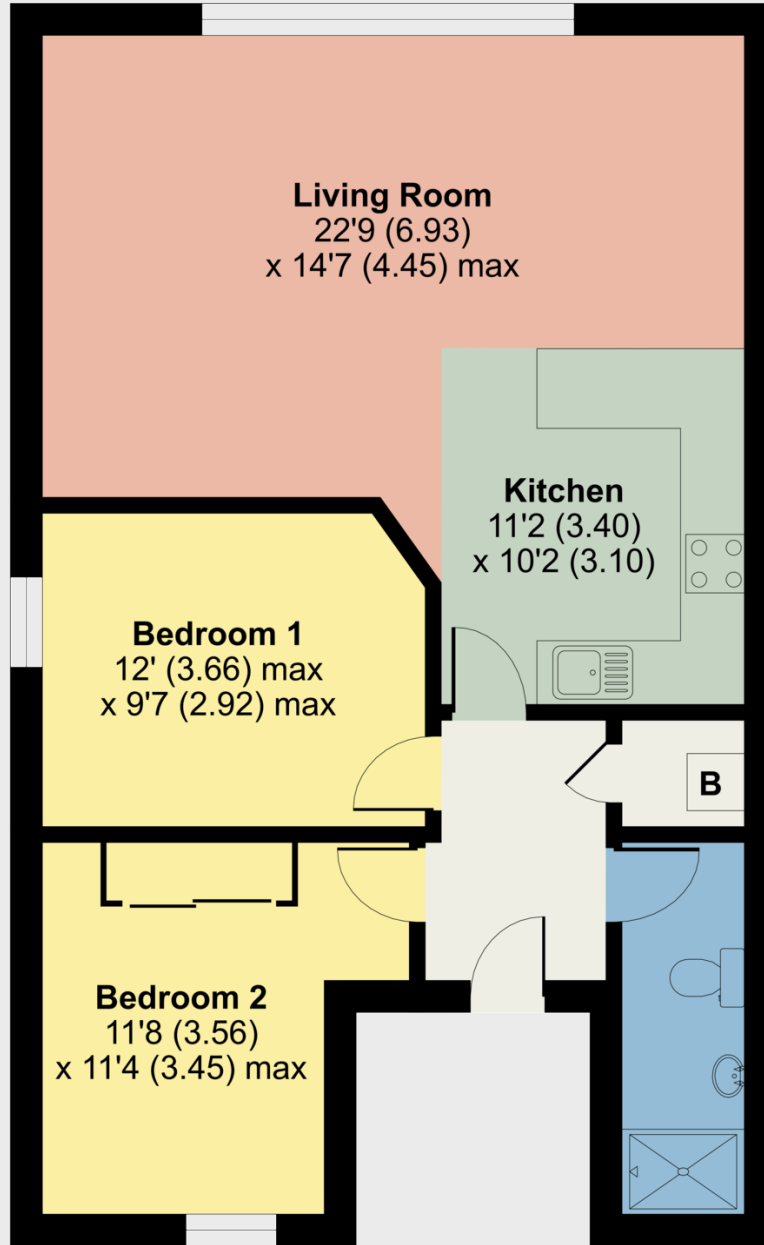
**Energy Performance Certificate:**

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

# 37 Windward Way, Windermere, LA23

Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 824808

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