



Bowness

£425,000

7 The Royal, Church Street
Bowness On Windermere
Cumbria
LA23 3GN

A 2 bedroomed (1 en-suite) modern duplex apartment set in the centre of Bowness Village with views of the fells and off road parking.

Local occupancy conditions apply.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Property Ref: W5785





Living Area



Dining Area

Location:

The Royal is a unique development of quality apartments. 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.

Description:

A neatly presented 3rd and 4th floor duplex apartment set in the heart of Bowness Village with 2 bedrooms (1 en-suite), bathroom and large open plan modern living space with views to the Lakeland fells. Well maintained communal areas welcome you into the development with lift and stair access to the 3rd floor and down to the underground, secure, private parking area. An ideal apartment for those looking for modern, low maintenance living.

A local occupancy condition applies to the property meaning occupation can only be by people as follows:

Persons employed or about to be employed or last employed in the administrative District of South Lakeland or a person who has for the period of three years immediately preceding his occupation had his only or principal residence in the administrative District of South Lakeland.

Accommodation: (with approximate measurements)

Communal Entrance

With intercom system for all apartments, stairs to each floor and lift access.

Entrance Hall

Understairs cupboard and separate storage cupboard.

Bedroom 1

16' 3" x 12' 5" (4.95m x 3.78m)

A dual aspect room with triple fitted wardrobes.

En-Suite

Large shower, wash basin and WC. Heated towel rail, shaver point and extractor fan. Tiled walls and floor.

Bedroom 2

12' 10" x 10' 4" (3.91m x 3.15m)

Bathroom

A 3 piece suite of bath with shower over, wash hand basin and WC. Heated towel rail, shaver point and extractor fan. Tiled walls and floor.

Stairs to:



Bedroom 1

Landing

Cupboard housing Vaillant combination boiler. Fire door.

Open Plan Living Room And Kitchen

30' 11" x 16' 8" (9.42m x 5.08m)

A large dual aspect room with views of the Lakeland fells.

Kitchen Area

A good range of modern, white gloss wall and base units, inset stainless steel sink and drainer and integrated appliances of Fridge and freezer, Neff dishwasher, microwave, oven and induction hob with extractor hood over. Plumbing for washing machine, part tiled walls and Amtico flooring.

Living Room

Television point and telephone point.

Outside: Secure underground parking dedicated for one vehicle.

Services: Mains water, gas and electricity and drainage. Gas fired central heating to radiators.

Council Tax: South Lakeland District Council – Band F

Tenure: Leasehold. On a 999 year lease from 2011 subject to the annual service charge of £3401.49 per annum.

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.



Bedroom 2



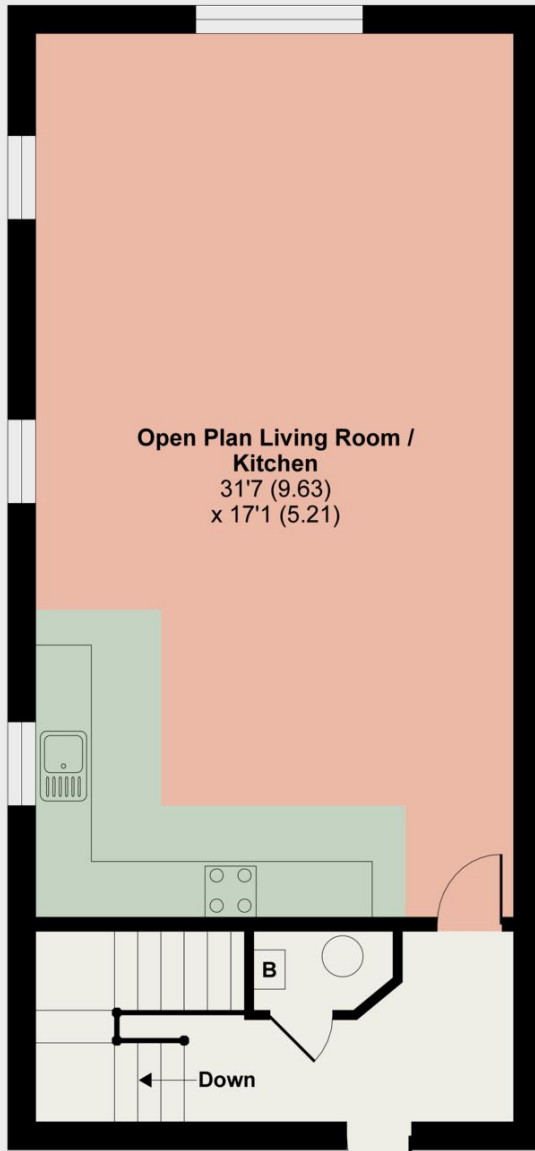
Bathroom



7 The Royal, Bowness-on-Windermere, LA23

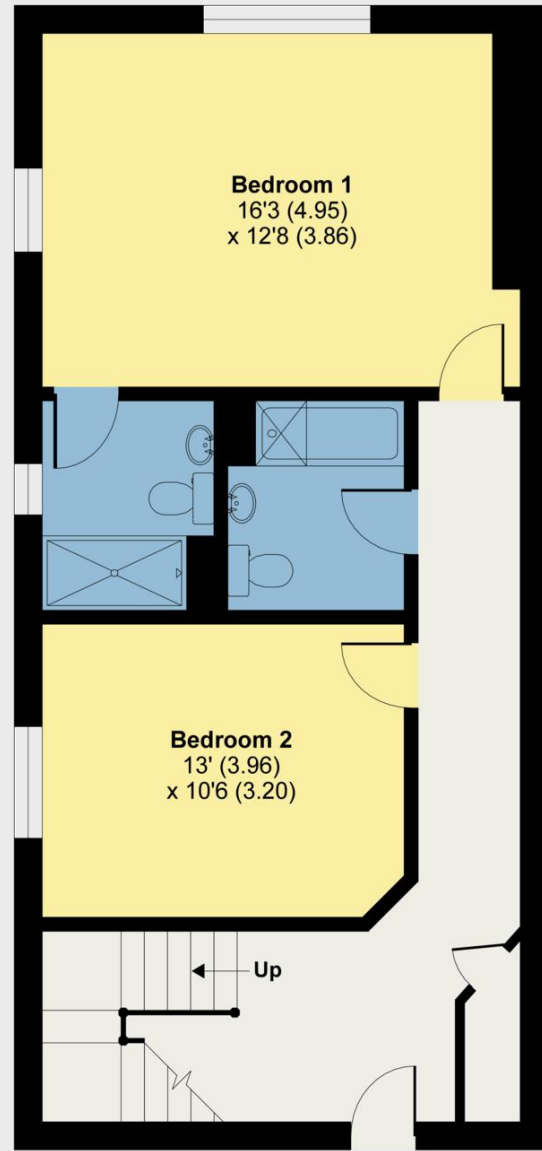
Approximate Area = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



THIRD FLOOR

(Fire Escape)



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 841024

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