



Bowness

£415,000

36 Windward Way
Bowness On Windermere
Cumbria
LA23 3BF

Set overlooking Windermere Marina Village with large balcony, a delightful modern first floor two bedroomed apartment located in this ever popular and unique development.

Built by a well respected local builder in 2006, these apartments were built to an exceptionally high specification. Currently used as a luxury holiday home.

Property Ref: W5797





Lounge/Dining Area



Kitchen

Location: Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right into Windermere Marina, bear immediately right at reception follow the road around and no.36 can be found after a few hundred metres on the left hand side parking immediately to the rear of the property.

Please note that there is a security barrier. New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

Description: Windermere Marina is an exclusive development of privately owned holiday let flats and boathouses with the Boathouse restaurant on site, Windermere Marina Village is the largest inland marina in the north of England.

A delightful 2 bedroomed first floor apartment in the popular Windermere Marina development built by renowned local firm Robert Hughes Ltd in 2006. The property is fitted and appointed to an exceptionally high standard with hard-wood double-glazed windows, external doors, luxury bathroom/shower room, kitchen fittings and gas-fired central heating. The property has a fantastic, elevated, southerly aspect from the living area overlooking the marina, which can be enjoyed further by the large glazed balcony.

There is a dedicated parking space to the front of the property.

Accommodation: (with approximate measurements)

Ground Floor Shared Hallway with Apartment 37
With stairs to first floor

Private Entrance Hall

With central heating thermostat, telephone entry point controls, radiator and built in cupboard.

Lounge/Dining Area

22' 8" x 19' 6" max (6.91m x 5.94m) Being an L-Shaped room with hardwood sliding patio doors to glazed balcony (23' x 6'9) with a pleasant outlook over Windermere Marina with glimpses of the lake beyond. 2 radiators, television points and boiler cupboard housing Vaillant combination gas boiler.

Kitchen Area

7' 10" x 7' 0" (2.39m x 2.13m) With a modern range of contemporary white wall and base units, part tiled walls, Lakeland slate floor, integrated metal appliances of hob, oven, stainless extractor hood, dishwasher, fridge, separate freezer and microwave. Inset stainless steel sink unit, part tiled walls.



Bedroom 1

Bedroom 1

15' 7" inc ensuite + wardrobe x 10' 0" (4.57m x 3.05m) With radiator, built-in wardrobe with sliding doors, en-suite shower room of a 3 piece white suite by Duravit, shower cubicle with Hansgrohe shower, tiled walls and floor, WC and wash basin, illuminated wall mirror, shaving point, heated towel rail and extractor fan.

Bedroom 2

14' 9" x 8' 8" (4.5m x 2.64m) With radiator.

Bathroom

3 piece modern suite by Duravit of bath with illuminated bath panel, Hansgrohe shower over, shower screen, wc, wash basin, heated towel rail, illuminated wall mirror, shaver point, extractor fan, tiled floor and walls and separate built-in cupboard with plumbing for a washing machine.

Outside:

Delightful decked balcony (23' x 6'9) having glazed sides to enhance the outlook. Dedicated parking space to the rear of the property.

Council Tax:

South Lakeland District Council - Band D.

Services:

Mains Gas, Electric, water and drainage. Gas fired central heating to radiators. Hardwood double glazed windows.

Tenure:

Leasehold, for the remainder of a 250 year lease from 2006. There is a service charge levied on the property including ground rent, shared maintenance of the communal areas on the site and is in the order of £2,081.91 with building insurance this year being £6,473.



Bedroom 2

Viewings:

Strictly by appointment with Hackney & Leigh.

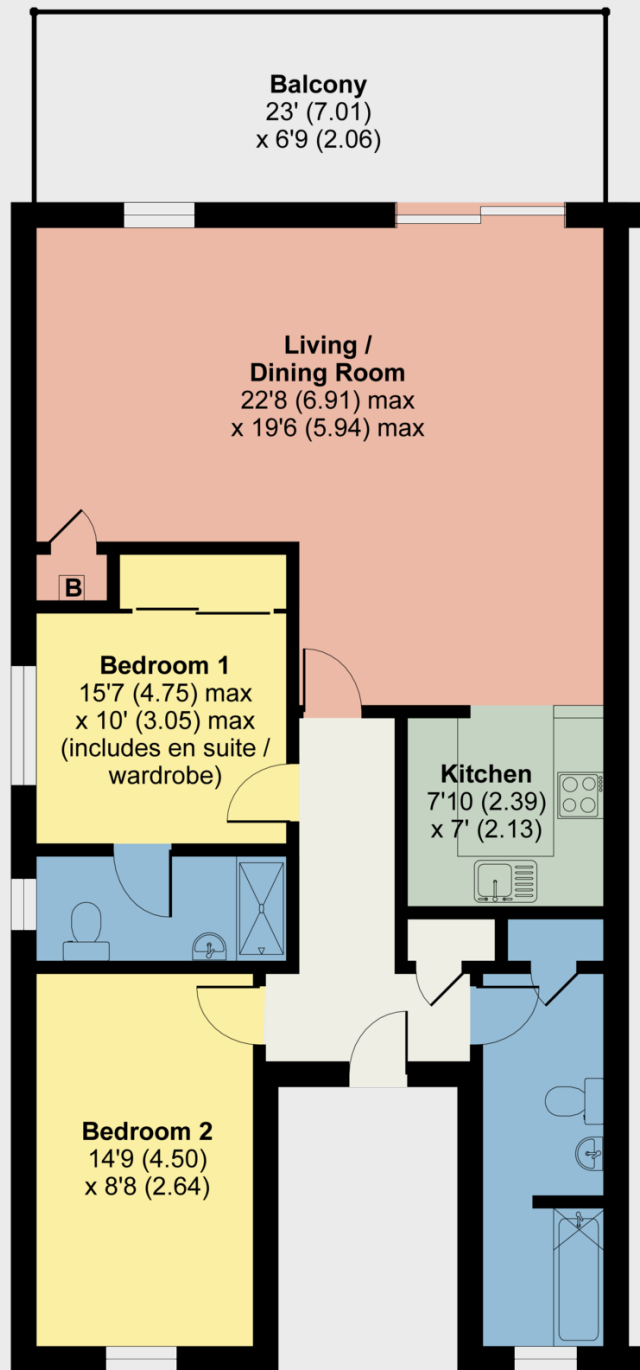
Energy Performance Certificate:

The full EPC is available on our website and also at any of our offices.

36 Windward Way, Windermere, LA23

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



GROUND 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: 846892

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