

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Bowness On Windermere

£320,000

11 Quarry Rigg, Bowness On Windermere, Windermere, LA23 3DT

A spacious 3 bedroomed second floor apartment with good sized living area, covered balcony, private garage and off road parking in the centre of the ever popular tourist destination of Bowness On Windermere, currently used for holiday letting.

Convenient for all village amenities and a few minutes walk to the shores of Lake Windermere and yet tucked away from the main tourist areas. Hopefully to be sold as a going concern with future bookings. Furniture and contents available by separate negotiation.

Quick Overview

- 3 Bedroomed second floor apartment
- 1 Reception room, 1 bathroom and 1 shower room
- Fantastic central location
- Communal gardens
- Pleasant views over gardens
- Convenient for all village amenities
- In good modern order
- Currently a successful holiday let
- Garage and off road parking
- Superfast Broadband speed 74mpbs available*



3



2



1



C



Fibre 300
Broadband



Garage

Property Reference: W5819



Living Room



Kitchen



Dining Area



Balcony

Description:

A spacious 2nd floor apartment within the modern built development of Quarry Rigg. Designed as one of the largest flats on the development. Completely re-furbished in 2015, its neat, tidy and ready for the new owners to enjoy a hassle free apartment.

On entering the property there is a modern kitchen which has been opened up into the hallway to create more space. Integrated appliances of; electric hob, oven and microwave, fridge, freezer and dishwasher. The large 'L' shaped living room is a bright dual aspect room with double opening uPVC French doors to the covered balcony which has a pleasant aspect overlooking the communal gardens.

There are 3 good sized bedrooms all with built in wardrobes, a 3 piece modern bathroom and a 3 piece shower room.

The property has the added benefit of an under-built single garage with up and over door, light and power and a parking space to the front.

Currently a holiday let property with Cumbria Cottages it is hoped it can be sold with the benefit of the future bookings as an ongoing holiday let. All the contents, furniture etc is available by separate negotiation.

Location:

The Quarry Rigg development is situated in the centre of Bowness being convenient for all the shops, restaurants, bars and amenities and yet tucked away on a quiet side street.

From Windermere proceed on New Road continuing on to Lake Road into Bowness, bear right on to Longlands Road immediately before the Royalty Cinema and follow the road around to the left into the Quarry Rigg development. On entering the development pass the upper parking area and 11 Quarry Rigg is a short way along on the right hand side.

Accommodation: (with approximate measurements)

Communal Stairs leading to:

'L' shaped Living Room

19' 0" x 8' 10 plus 9' 8 x 9' 5" (5.79m x 2.69m)

Kitchen

11' 1" x 8' 9 max" (3.38m x 2.67m)

Bedroom 1

13' 3" x 9' 2" (4.04m x 2.79m)

Bedroom 2

9' 11" x 9' 2" (3.02m x 2.79m)

Bedroom 3

8' 11" x 8' 10" (2.72m x 2.69m)

Bathroom

Shower Room

Garage

18' 3" x 8' 10" (5.56m x 2.69m)

Property Information:

Services:

Mains water, drainage and electricity. uPVC double glazed windows and electric heating to radiators.

Tenure:

Long leasehold for the remainder of a 999 year lease from 1995. A maintenance charge is payable to oversee the communal areas and is approximately £405.00 per quarter to include block building insurance plus £26.00 per annum for ground rent.

Business Rates:

South Lakeland District Council - Rateable value of £4,500 with the amount payable of £2,245.50 for 2022/23. Small business relief may apply depending on circumstances.

Energy Performance Certificate:

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

What3Words

<https://what3words.com/gave.calibrate.trifle>

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Notes:

*Checked on <https://checker.ofcom.org.uk> 24th June 2022 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3

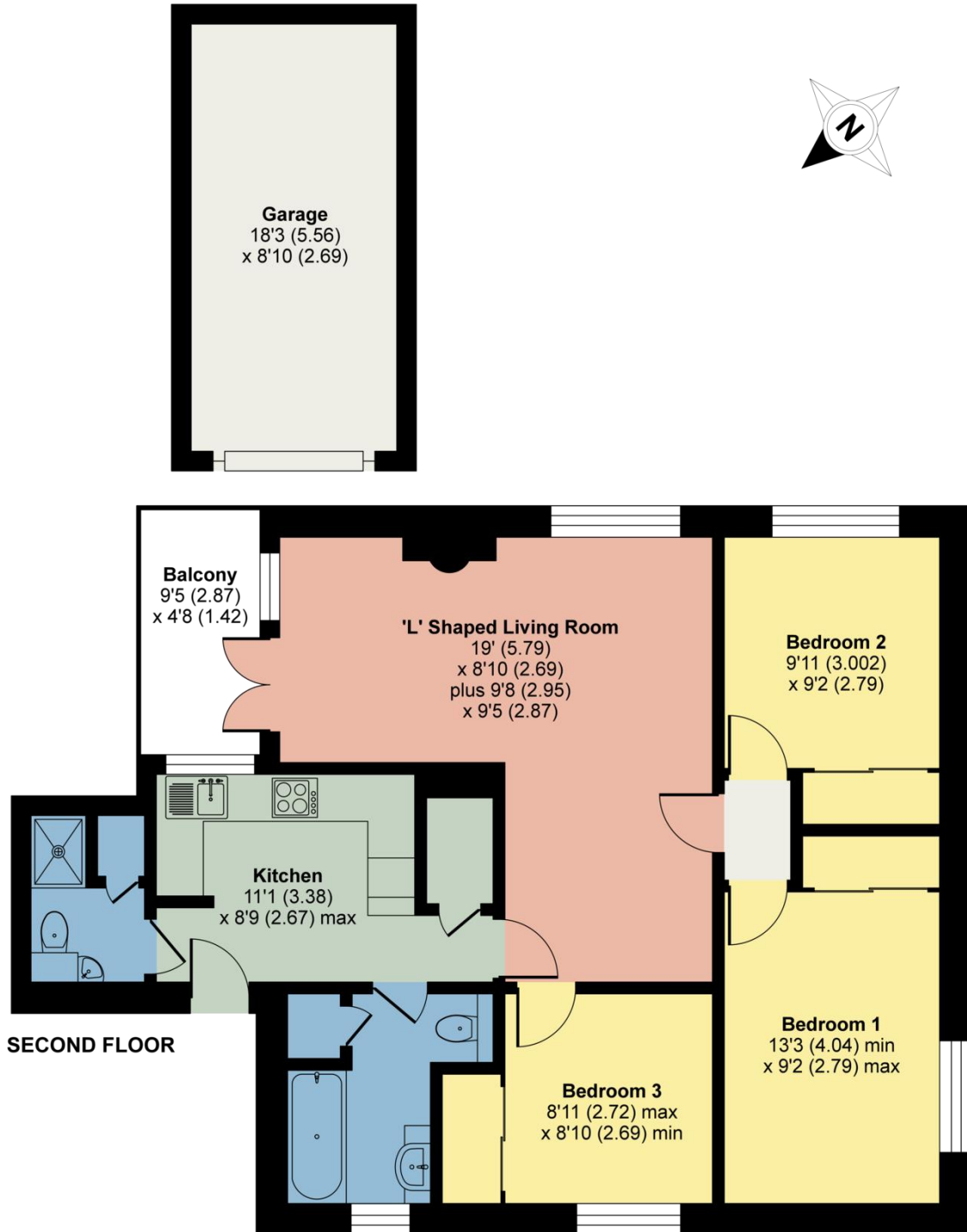


Communal Garden

11 Quarry Rigg, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 1036 sq ft / 96.2 sq m (includes garage)

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 2022. Produced for Hackney & Leigh. REF: 865622

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