

40  
YEARS

1982 - 2022

HACKNEY  
& LEIGH



## Bowness On Windermere

£160,000

38 Helm Close, Bowness On Windermere, Cumbria, LA23 3AZ

Elevated above Bowness Village, providing a most convenient location for amenities, 38 Helm Close is a 2 bedroomed 2nd floor apartment.

Ideal for first time buyers with accommodation comprising of living room, kitchen, 2 Bedrooms and Bathroom. UPVC double glazed windows, gas central heating, communal parking and gardens. Occupancy conditions apply.

### Quick Overview

2 bedroomed 2nd floor flat

One reception room and 1 bathroom

Village location

Communal Gardens

View to the fells

Close to amenities

In need of re-decoration

Occupancy conditions apply

Communal parking

Superfast Broadband speed 73 Mbps  
available\*



2



1



1



C



Superfast  
Broadband



Communal  
Parking

Property Reference: W5821



Living Room



Living Room



Kitchen



Kitchen

**Description:** Set in a most convenient location above Bowness, being a short walk from all amenities the village has to offer, Helm Close is a purpose built development of ex-local authority apartments and maisonettes. No.38 is a second floor flat and comprises entrance hall with built in cupboard with shelving, living room having dual aspect and views to the Lakeland fells, TV point, kitchen with wall and base units, Inset Lamona electric oven and inset Lamona gas hob, stainless steel sink unit and space for fridge/freezer and washing machine, cupboard housing the Vaillant gas boiler. 2 double bedrooms both having views to the fells and bathroom with WC, washbasin and bath with shower over. With the advantage of uPVC double glazed windows and gas-fired central heating. Outside has communal gardens and communal parking,

There is a local occupancy clause on the property, restricting purchasers to those that have lived or worked in Cumbria for 3 years prior to purchase.

**Location:** Situated in an elevated position above Bowness within a few minutes walking distance of the village amenities. From the centre of Windermere proceed down Lake Road into Bowness turning left into Helm Road just past the 'Lakeland' shop. Continue up the hill and turn right opposite the Hydro Hotel into Helm Close.

**Accommodation (with approximate measurements)**

**Communal Stairs** leading to:

**Living Room** 17' 1" x 9' 9" (5.21m x 2.97m)

**Kitchen** 12' 3" x 7' 4" (3.73m x 2.24m)

**Bedroom 1** 13' 10" x 9' 11" (4.22m x 3.02m)

**Bedroom 2** 14' 0" x 10' 3" (4.27m x 3.12m)

**Bathroom**

**Outside** Communal grounds and parking.

### Property Information:

**Services:** Mains water, drainage and electricity. uPVC double glazed windows and gas central heating to radiators.

**Tenure:** Long leasehold with a residue of 125 year lease from 1984. We are advised there is a maintenance charge for the communal areas, buildings insurance and ground rent. More Information on request.

**Council Tax:** South Lakeland District Council Band B

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

### What3Words

<https://what3words.com/zealous.clubbing.basic>

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Notes:** Checked on <https://checker.ofcom.org.uk> 1st July 2022 - not verified.



Bedroom 1



Bedroom 2



Bathroom



# 38 Helm Close, Bowness on Windermere, LA23

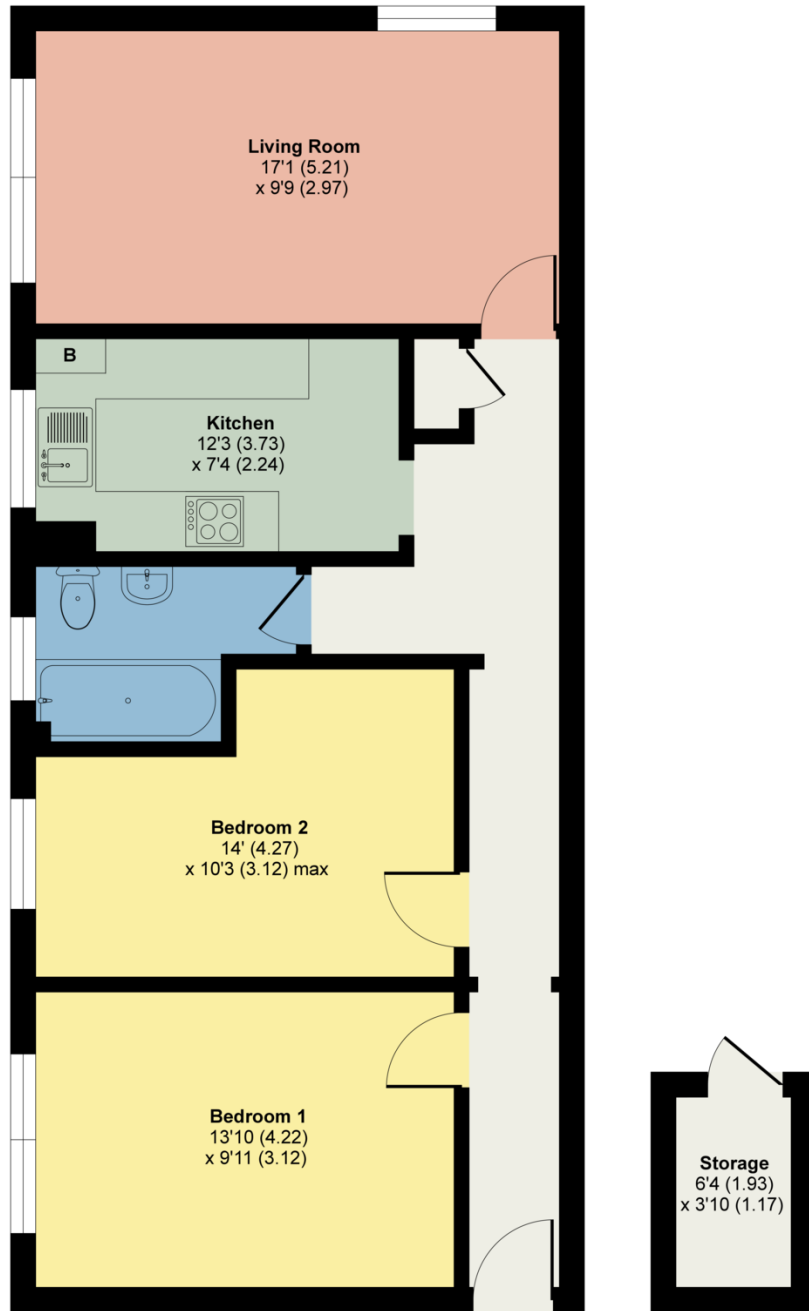


Approximate Area = 735 sq ft / 69 sq m

Outbuilding = 24 sq ft / 2 sq m

Total = 759 sq ft / 70 sq m

For identification only - Not to scale



**SECOND FLOOR**

**GROUND FLOOR STORAGE AREA**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 867098

A thought from the owners...

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