

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Windermere

£385,000

2, 3 and 4 Queens Yard, Victoria Street, Windermere, LA23 1AN

A great investment opportunity comprising of 3 apartments consisting of 2 studio apartments and a 1 bed roomed flat all on the ground floor of an old architects building in the centre of Windermere village moments from the shops and the train and bus station. Local occupancy conditions apply and sold with tenants in situ.

### Quick Overview

- 3 Ground floor apartments
- Open living zone and shower rooms
- Convenient location
- Close to amenities & public transport
- Fantastic investment opportunity
- No chain
- Local occupancy condition
- Sold with existing tenants
- Converted in 2013
- Superfast Broadband speed 80mbs available for Flat 2 & 3, 75mbs for Flat 4.



3



3



3



C



Superfast  
Broadband



On Road  
Parking

Property Reference: W5841



Flat 2



Flat 2



Flat 2



Flat 3

### Description:

Currently grossing £21,840 per annum in rent, 2, 3 & 4 Queens Yard are 3 apartments being sold together with local Tenants in situ as a going concern. There are two studio apartments and a 1 bed roomed apartment. Each has a kitchen area, living area and segregated sleeping area. All the flats are located on the ground floor of the block and above is a 2 bed roomed and 3 bed roomed apartment on the first floor which are in separate ownership.

### Flat 2:

A one bed roomed flat with entrance hall and separate WC on the left with a wash basin. A good sized living area and kitchen area with fitted base units and inset sink and a separate en-suite bedroom with an extractor fan and shower cubicle.

### Flat 3:

A studio apartment with entrance hall, a good sized living area with separate kitchen area with an inset sink and fitted wall and base units. A bedroom area with partition wall for privacy and a shower room with WC, extractor fan and heated towel rail.

### Flat 4:

A studio apartment with a living and kitchen area with fitted wall and base units, inset sink electric cooker, part tiled walls, plumbing for a washing machine and electric radiator. There is also a separate 3 piece shower room with heated ladder rail, extractor fan and a towel rack.

### Location:

Located in the beating heart of Windermere Village but also tucked away from the main street, this property benefits from being moments away from everything including the train station.

On entering Windermere on Victoria Street bear left immediately before Erica's Salon, down the lane and Queens Yard is the last building on the right with parking and access to the flat from the lower 'yard area' Or alternatively pedestrian access can be granted by the ally way from Crescent Road down the side of progression solicitors, at the end you will find a wooden pedestrian gate you can walk through to the rear of Queens Yard. The access to 2, 3 & 4 can be found on the ground floor.



**Services:**

Mains water, drainage and electricity. Electric heating.  
Double glazing.

**Council Tax:**

South Lakeland District Council - Bands A

**Tenure:**

The 3 Flats are held on individual 999 year leases. With the freehold held jointly by the respective owners of the 5 Flats (3 on the ground floor and 2 on the first floor as Queens Yard (Windermere) LTD). Maintenance is shared between its 5 Flat owners on a floor area basis with the owner of Flats 2, 3 & 4 being responsible for 49% which is currently calculated to be £1989.40 for 2022/23 including both £490 contribution to a sinking fund and building insurance.

**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.

**What3Words:**

<https://what3words.com/spots.kilt.static>



Flat 3



Flat 4



Flat 4



Flat 4

Flat 4



Total area: approx. 148.4 sq. metres (1597.4 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/08/2022.

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