

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Bowness On Windermere

£280,000

12 Helm Rigg, Helm Road, Bowness On Windermere, LA23 3BD

Perfectly located just outside Bowness Village this 2 bedroomed apartment has fabulous views of Lake Windermere, off road parking and a single garage. An ideal lock up and leave or main residence.

Quick Overview

- 2 Bedroomed top floor apartment
- 1 Reception room and 1 shower room
- Fantastic central location
- Underbuilt garage
- Beautiful views of Lake Windermere and the surrounding fells
- Close to all village amenities
- Balcony
- Ideal 2nd home or main residence
- Off road parking
- Superfast Broadband speed 80mpbs available*



2



1



1



C



Superfast
Broadband



Garage &
Dedicated parking

Property Reference: W5842



Living Room



Living Room



Kitchen



View

Location:

Set in a convenient location close to Bowness centre. From Crag Brow in the centre of Bowness, turn left next to the Lakeland shop up Helm Road. Proceed up Helm Road and Helm Rigg is located on the right hand side, past the Ro Hotel. A driveway leads from Helm Road into the development with circular turning area and landscaped gardens. Apartment 12 is situated in the middle block on the top floor.

Description:

A superbly located top floor apartment with beautiful views of Lake Windermere and the surrounding fells only a short walk to Bowness village and all the amenities it has to offer.

To the ground floor an underbuilt single garage and dedicated parking space can be found. On entering the communal entrance and staircase take the stairs to the 3rd (top) floor where the entrance to number 12 can be found and into the entrance hall with intercom system and access to the loft space. The open plan living area is bright and spacious with beamed high ceilings and fantastic views of Lake Windermere and a door to a private balcony to make the most of those views. The kitchen is part tiled and has a range of wall and base units along with fitted appliances of hob, oven and grill.

The two bedrooms have some fitted furniture which is perhaps now in need of upgrading. The modern shower room is a 3 piece suite with large walk in shower with glazed sliding door and vanity unit with WC and wash basin.

Accommodation (with approximate measurements)

Entrance Hall

Living Room

17' 6" x 11' 9" (5.33m x 3.58m)

Kitchen

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

Bedroom 1

13' x 8' 9" (3.96m x 2.67m)

Bedroom 2

8' 5" x 7' 8" (2.57m x 2.34m)

Shower Room

Property Information:

Services

Mains water, drainage, gas and electric. Gas central heating.

Tenure

Leasehold. Subject to the remainder of a 999 year lease dated the 24th October 1988. A copy of the lease is available for inspection at the office.

Council Tax

South Lakeland District Council - Band D

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/minds.magazine.chum>



Bedroom 1



Bedroom 1



Bedroom 2



Shower Room

12 Helm Rigg, Bowness-on-Windermere, LA23

Approximate Area = 585 sq ft / 54 sq m

Garage = 147 sq ft / 14 sq m

Total = 732 sq ft / 68 sq m

For identification only - Not to scale



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: 894286

A thought from the owners... "This is been our lovely family holiday home for the last 25 years, and whilst we are very sad to see it go we would love somebody else to now enjoy what this amazing part of the world has to offer"

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