

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Bowness On Windermere

£395,000

15 Crown Rigg, Brantfell Road, Bowness On Windermere, LA23 3AE

A fabulously located 2 bedroomed (1 en-suite) first floor apartment with beautiful views of Lake Windermere and surrounding fells. Off road parking, a large garage plus perfectly landscaped communal gardens. An ideal lock up and leave or main residence.

Quick Overview

Spacious 2 bedroomed first floor apartment

1 Living room and 2 Bathrooms

Peaceful yet convenient location

Communal gardens

Lake views

Close to local amenities

Off road parking

No chain

Large garage

Superfast Broadband speed of 77mbs available



2



2



1



B



Superfast
Broadband



Garage & Off
Road Parking

Property Reference: W5852



Location: Set at the heart of the Lake District National Park within the village of Bowness-On-Windermere, Crown Rigg is a unique development of substantial apartments and cottages. Perched above Lake Windermere this landmark building is ideally placed, enjoying a quiet elevated position with views of the lake and fells and just one step away from the bustling village of Bowness with its shops and restaurants.

From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left onto Kendal Road, turn left again onto Brantfell Road, continue up the hill and turn right into the Crown Rigg development where the parking for number 15 can be found. Access to the apartment is from the rear of the building.

Description: This former showroom apartment has been designed to maximise the available space and benefits from plenty of natural light.



Living Room

Entering on the ground floor into the communal entrance, take the stairs to the first floor and into the private entrance hall of No.15 at the end of the hallway you will find the living room. Both spacious and bright the living room is perfect for dining and relaxing, boasting a stunning lake view with the backdrop of the surrounding fells. The living room leads into the fitted kitchen which stays true to this properties spacious characteristics with an outlook over one of the developments communal gardens.



Living Room

The main bedroom has fitted wardrobes plus en-suite shower room and also benefits from the fabulous views over Lake Windermere and the surrounding fells. Bedroom 2 is a double room with fitted wardrobes. The 3 piece bathroom suite which provides plenty of storage and is fully tiled.

The garage is located within the block to the rear and having electrically operated up and over door, electric light and power.

The property has a private parking space as well as use of the communal gardens with seating areas for the owners enjoyment and a lawned area located in the lower garden at the front of the building facing the lake.



Kitchen

Accommodation: (with approximate measurements)

Communal Entrance Hall

Lift and Staircase to First Floor

Entrance Door to No.15

Hallway

Living Room/Dining Area

22' 5" x 13' 2" (6.83m x 4.01m)

Fitted Kitchen

11' x 10' (3.35m x 3.05m)

Bedroom 1

17' 1" max x 13' 3" max (5.21m x 0m) Inc ensuite

Bedroom 2

11' 8" x 11' (0m x 3.35m) Inc wardrobes

Bathroom

9' x 7' 10" (2.74m x 2.39m)

Garage

19' 8" x 17' 2" (5.99m x 5.23m)

Property Information:

Services Mains water, drainage, gas and electricity. Gas central heating to radiators.

Council Tax: South Lakeland District Council - Band F

Tenure: Long leasehold for a period of a balance of 999 years from 1999 with a nominal ground rent. The Crown Rigg Management Company Limited are responsible for the main upkeep of the building, grounds and window cleaning etc. We understand the amount payable in this respect is £3171.00 per annum.

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/loud.could.lyricist>



Bathroom



Bedroom 1



Bedroom 2



En-Suite

15 Crown Rigg, Kendal Road, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 1212 sq ft / 113 sq m (includes garage)

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: 901681

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