

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



£115,000

4 Queens Yard, Victoria Street, Windermere, LA23 1AN

A modern ground floor studio apartment currently rented on a shorthold tenancy at £565 pcm which is subject to a local occupancy condition (please contact office for further details), it is hoped that the property is sold as an investment complete with the current tenant.

Quick Overview

- Studio Apartment
- Ground floor
- Convenient location
- Close to amenities and public transport
- Converted in 2013
- Superfast Broadband speed 80mbps available*



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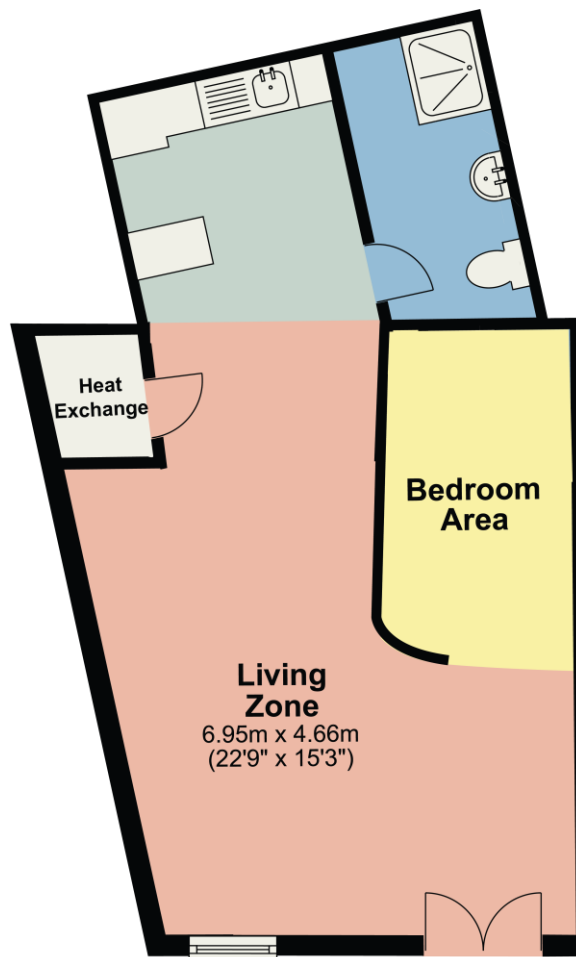


Superfast
Broadband



On Road
Parking

Property Reference: W5879



For illustrative purposes only. Not to scale.

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.

Living Area

22' 9" x 15' 3" Overall (6.93m x 4.65m Overall)

Kitchen Area

Bedroom Area

Shower Room

Store

Services:

Mains water, drainage and electricity. Air source heat pump heating. Double glazing.

Council Tax:

South Lakeland District Council - Band A

Tenure:

The Flat is held on a 999 year lease. 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 4 being responsible for 15% which is currently calculated to be £459.00 for 2022/23 including both £150 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>

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 provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>