



Flat 3, College Gate Elleray Road, Windermere  
£260,000



## Flat 3

College Gate Elleray Road, Windermere

A well proportioned first floor apartment centrally located in Windermere convenient for the amenities available within the village and within easy reach of the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

The well presented accommodation briefly comprises entrance hall, sitting/dining room leading to balcony, modern kitchen, two double bedrooms and a modern bathroom. The property benefits from double glazing and electric heating.

Outside offers a covered balcony with far reaching views and an allocated parking space.

PLEASE NOTE: The contents can be purchased under separate negotiation.

3 College Gate is offered for sale with no upper chain and would make an excellent business investment or second home.

## ENTRANCE HALL

6' 12" x 5' 6" (2.13m x 1.68m)

Entry phone, coving, built in cloaks cupboard.

## SITTING/DINING ROOM

20' 6" x 9' 4" (6.25m x 2.84m)

Double glazed French door with adjacent window to balcony, electric storage heater, modern wall mounted electric fire, coving, wall lights.

## KITCHEN

8' 12" x 4' 10" (2.74m x 1.47m)

Double glazed window, good range of base and wall units, stainless steel sink, built in oven, electric hob with glass splashback and extractor hood over, integrated fridge and dishwasher, under wall unit lighting, tiled splashbacks.





### **BEDROOM**

14' 4" x 9' 4" (4.37m x 2.84m)

Double glazed window, electric storage heater, built in wardrobe, fitted dressing table with mirror.

### **BEDROOM**

11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window, electric storage heater, built in airing cupboard housing hot water cylinder.

### **BATHROOM**

7' 3" x 4' 10" (2.21m x 1.47m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with electric shower over, extractor fan, partial panelling to walls, fitted mirror with lighting, shaver point.





## BALCONY

7' 4" x 4' 1" (2.24m x 1.24m)

There is a balcony with views which is accessed from the living space.

## Allocated Parking

There is also an allocated parking space close to the development.

## SERVICES

Mains electric, mains water and mains drainage

## COUNCIL TAX

Band currently deleted

## TENURE: Leasehold

Length of lease: 999 year lease from 1st May 1989

Service charge: £900 per annum

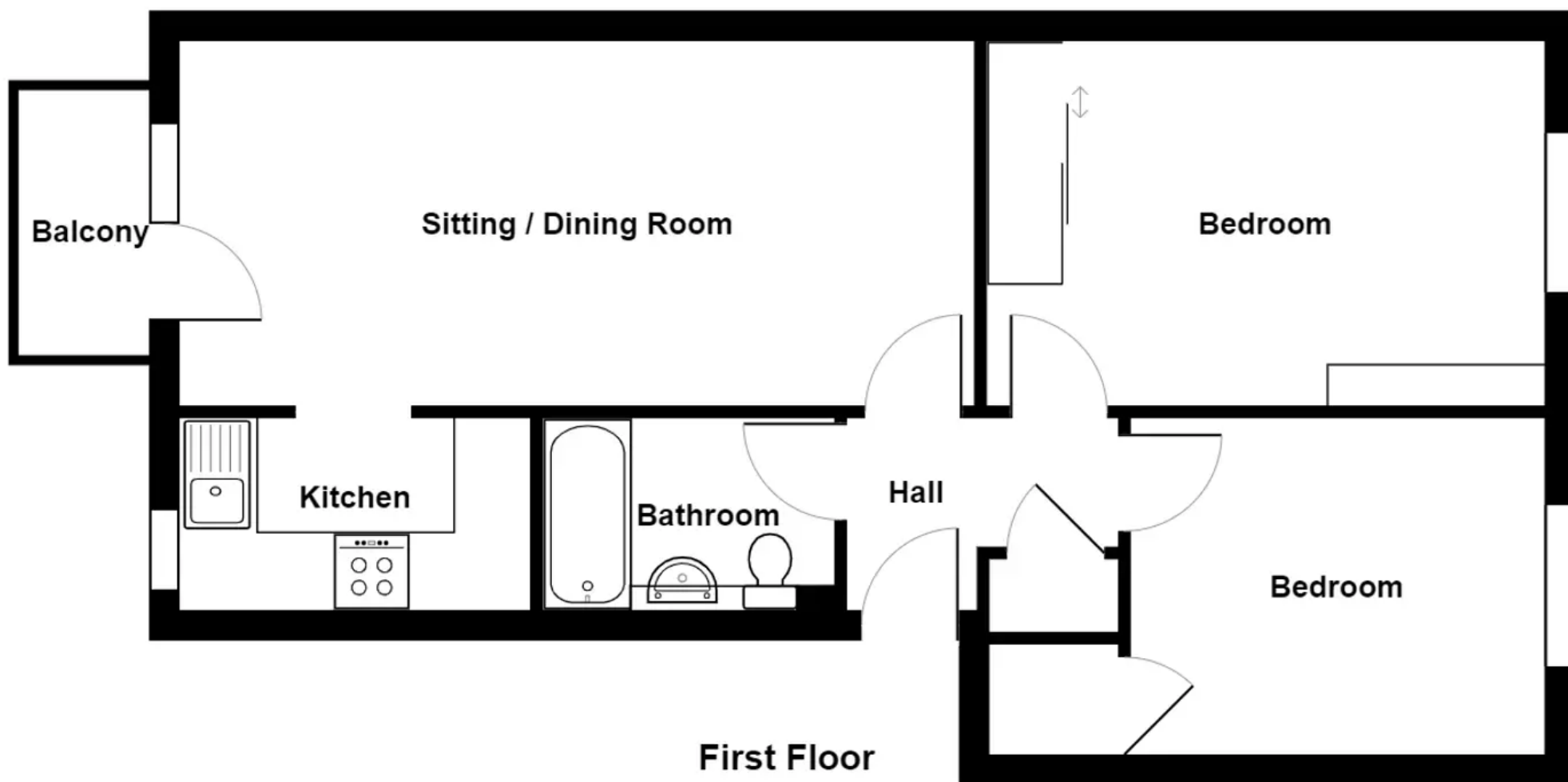
Ground rent: N/A

## EPC RATING: C

## DIRECTIONS:

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road and turn right on to College Road then take the first right to find College Gate which is clearly marked.





3 College Gate, Elleray Road, Windermere

Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.

© North West Inspector.





## THW Estate Agents

25B Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



Your Local Estate Agents **Thomson Hayton Winkley**