



Flat 3, College Gate Elleray Road, Windermere

£249,950





## 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.

- Excellent INVESTMENT OPPORTUNITY
- Neutrally decorated & READY TO MOVE STRAIGHT IN
- Sold with NO ONGOING CHAIN
- Within the heart of Windermere Village
- Short stroll to Booths, restaurants, independent shops & railway station
- BALCONY with lovely views
- ALLOCATED PARKING
- Sitting/dining room
- Modern bathroom
- Modern kitchen

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.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





### **ENTRANCE HALL**

7' 0" 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**

9' 0" 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.

### **SERVICES**

Mains electricity, mains water, mains drainage.

### **EPC**

### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an



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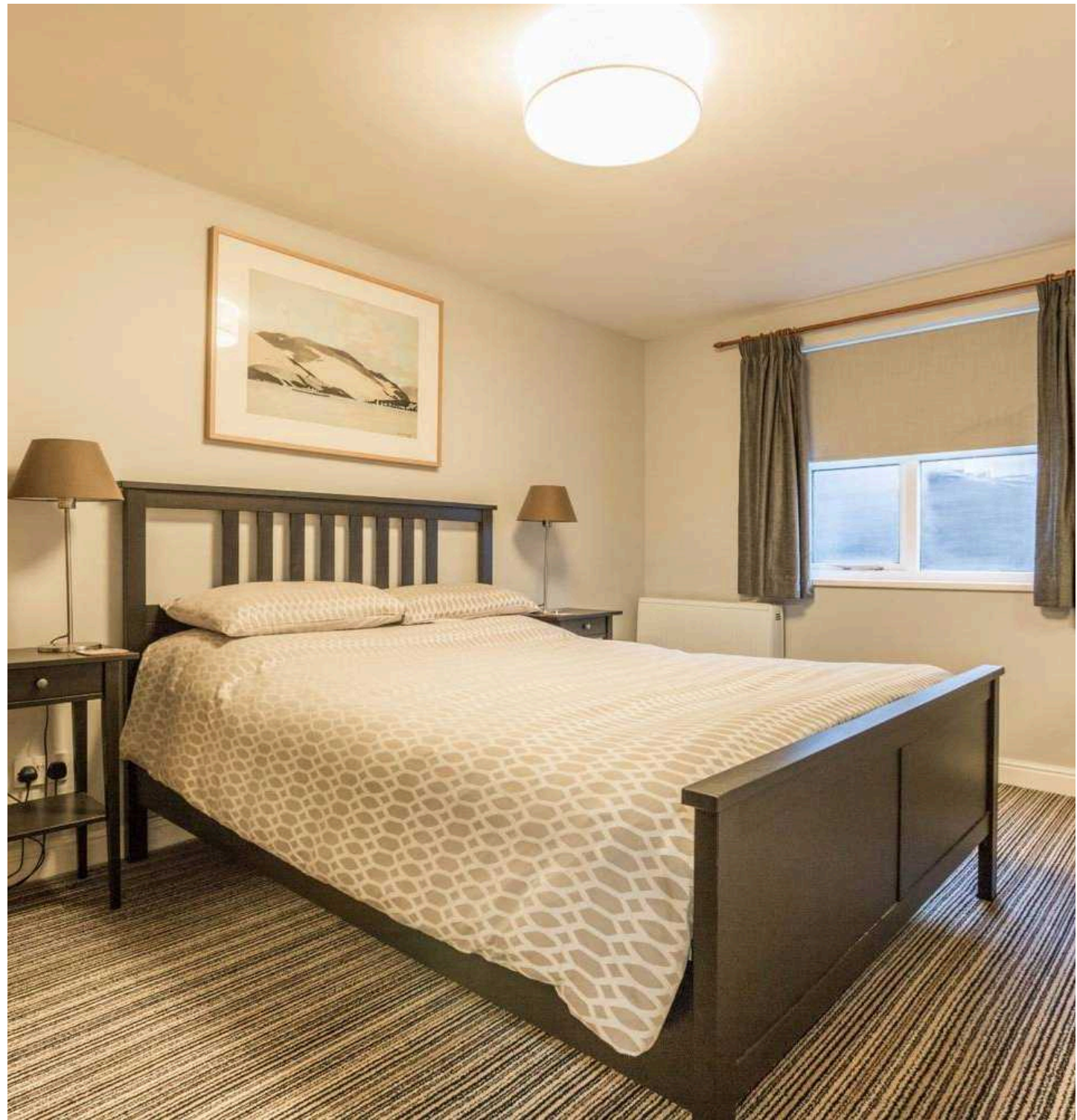
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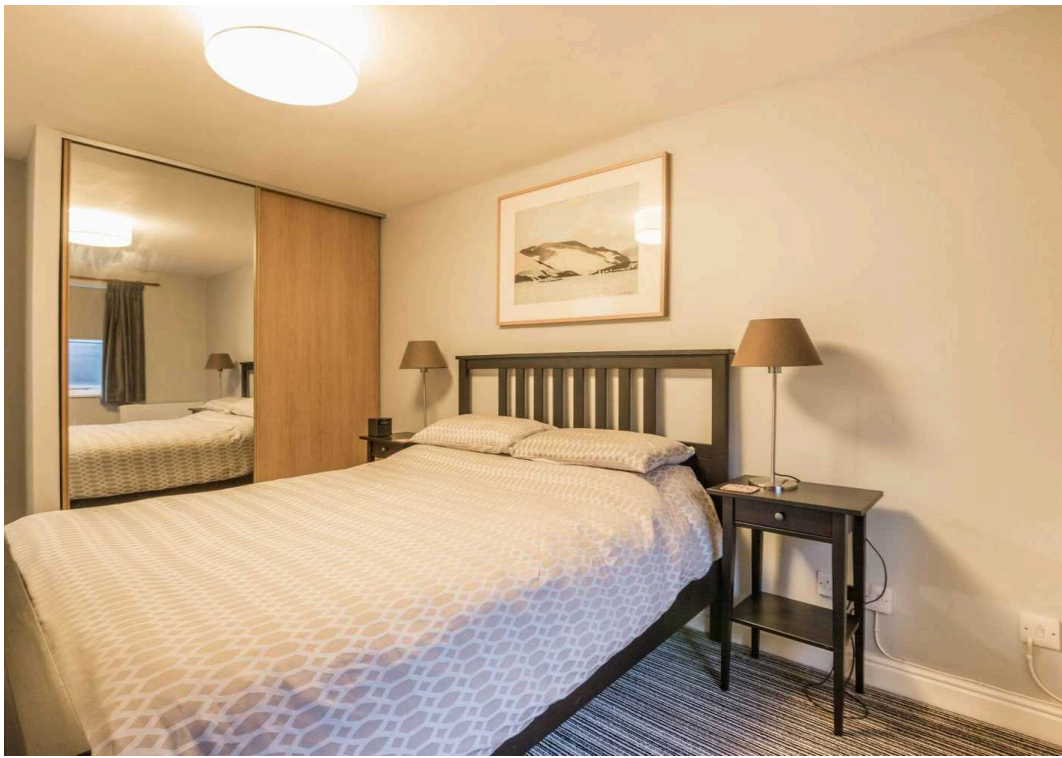
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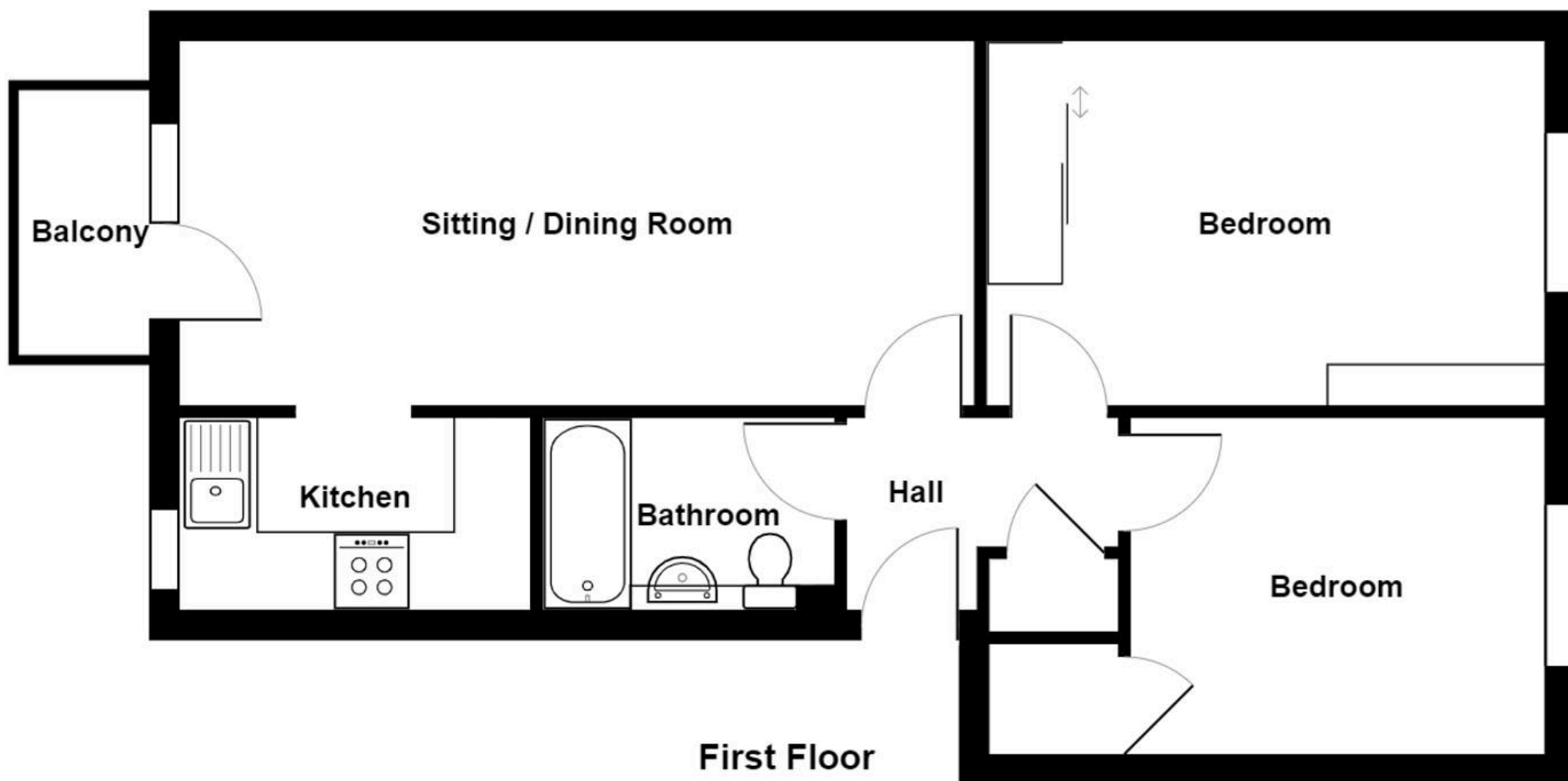
Mains electricity, mains water, mains drainage. EPC = C

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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.

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## THW Estate Agents

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