

**HACKNEY
& LEIGH**



Bowness On Windermere

£210,000

39 Quarry Rigg, Bowness On Windermere, Windermere, LA23 3DT

A neatly presented second floor, 2 bedroomed apartment set in the heart of Bowness Village with views of Lake Windermere and the surrounding Fells. A perfect weekend retreat, holiday let or long term investment property with communal off road parking and within walking distance of all the amenities and attractions Bowness has to offer.

Quick Overview

2 Bedroomed top (2nd) floor apartment
1 Reception room and 1 bathroom
Fantastic central location
Lake views
Currently used as a holiday let
Close to the shops, restaurants and bars
In good order
An ideal lock up and leave, holiday let, long term let or main home
Communal off road parking
Superfast broadband speed of 80 Mbps available



2



1



1



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Superfast
Fibre
Broadband



Communal Off
Road Parking

Property Reference: W5897



Living Area



Living Area



Kitchen



Kitchen

Location: Located in central Bowness only a short walk from the village amenities and lake. On entering the village from Windermere on New Road which continues as Lake Road the Quarry Rigg development can be found just after the cinema and public car par on the right hand side. No. 39 is accessed to the front of the building using the stairwell to the right hand side of the Tweeds Of The Lakes shop. The communal parking area is located to the rear of the building which is accessed off Longlands Road or Quarry Brow.

Description: To the rear of the property is the shared parking with security barrier. Pedestrian access from the car park to the stairwell is via a path to the side of the Deli. Take the stairs to the 2nd (top) floor where the entrance for 39 can be found.

The main living accommodation comprises open plan living room with lovely views of Lake Windermere and the surrounding Fells and kitchen with wall and base units, inset sink and modern integrated appliances of ceramic hob, grill and oven and microwave. The 2 bedrooms are at the front of the building overlooking the below shops and bustling village. The 3 piece bathroom has a white suite of bath with mixer tap and shower attachment, WC and pedestal wash hand basin. All in good order and to be hopefully sold as a going concern, inclusive of furniture and fittings.

Entrance Hall

Living Area 15' 10" max x 12' 10" max (4.83m x 3.91m)

Kitchen Area 6' 0" x 6' 0" (1.83m x 1.83m)

Bedroom 1 12' 8" max x 8' 0" max (3.86m x 2.44m)

Bedroom 2 12' 8" max x 8' 1" max (3.86m x 2.46m)

Bathroom

Property Information:

Services Mains water, drainage and electricity. uPVC double glazing to windows. Off peak heating and hot water.

Tenure Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £405.75 per quarter inclusive of block buildings insurance with a ground rent of £16 per annum.

Council Tax Westmorland and Furness Council - Band B

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/including.shortens.volunteered>

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Bedroom 1



Bedroom 2



Bathroom

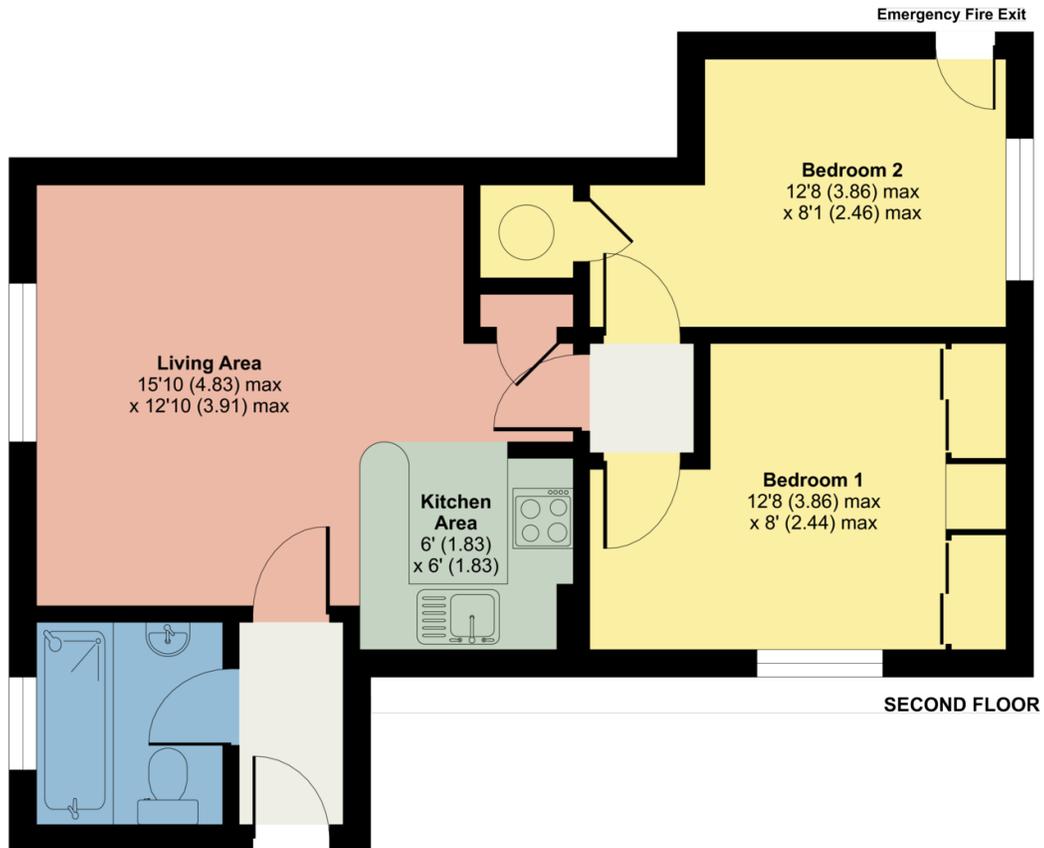


Views

39 Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 503 sq ft / 46.7 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 944355

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