



Ambleside

£450,000

Waterfall, 25 The Falls, Ambleside, Cumbria,
LA22 0QT

Superbly placed just short stroll from central Ambleside, this immaculate 3 double bedrooomed, 2 bathroomed self contained apartment could hardly cater better for the holiday letting market and yet is large enough for comfortable family living or an idyllic weekend retreat.

With a magnificent south facing living room (over 24 foot long) with lovely woodland views, a stylishly refitted kitchen, 3 double bedrooms (1 en suite), bathroom and 2 car parking spaces.

Quick Overview

3 Double bedroomed, 2 bathroomed
apartment

South facing living room and fitted kitchen

A perfect holiday let, weekend retreat or
permanent home

Quietly placed and yet just a short stroll from
central Ambleside

Spacious accommodation

Immaculately presented

Lovely communal grounds overlooking Stock
Ghyll

Idyllic setting with lovely views

Private car parking for 2 cars (1 covered) and
plenty of visitors space provision on site

Superfast Broadband 80 Mbps*

Property Reference: AM3943



3



2



1



D



Superfast
Broadband



Private Car
Parking



Living/ Dining Room



Kitchen



Living/ Dining Room



Bedroom 1

Location From Rydal Road, bear right up Smithy Brow at the mini roundabout and continue up Kirkstone Road. Just after the converted Church bear right into Oaksfield and proceed along this road as it continues into The Falls. Continue straight up the hill and bear right and Waterfall, 25 The Falls can be found a short way along on the right.

What3words ///slanting.rapid.genius

Description There are lovely woodland views alongside beautiful Stockghyll. Superbly placed at the edge of the ever popular village of Ambleside, just a short stroll from the centre which offers an excellent selection of shops, cafes, highly regarded restaurants and of course traditional Lakeland inns and a variety of cinema screens. This splendidly well proportioned purpose built apartment has been superbly designed to offer well balanced accommodation. It is of no surprise to find that the property is a very popular holiday let with Lakelovers (www.lakelovers.co.uk) and enjoys numerous repeat bookings for those who have fallen in love both with its delightful location and the bright and airy accommodation on offer.

Enjoying its own private entrance door, the entrance hall has a useful storage cupboard with light and shelving and a staircase up to the first floor landing. The accommodation includes a spacious south facing living/dining room with lovely woodland views and ample space to dine. The stylish kitchen has been refitted with an attractive range of wall and base units and working surfaces incorporating a stainless steel sink with mixer tap and drainer. The integrated appliances include a Hotpoint oven and microwave, a Lamona refrigerator and freezer, a Euro Kera induction hob, a Bosch dishwasher and an AEG washer/dryer. The master bedroom is bright and airy with woodland views and eaves storage cupboards/wardrobes. The en suite shower room has also been refitted with a walk-in shower with rainfall shower and handheld attachment, wash basin and WC. Attractive tiling to walls and floor, a ladder style towel rail, shaver point and downlights. There are two further double bedrooms both with lovely woodland views and fitted wardrobes. The bathroom has also been updated and comprises bath with rainfall shower over, wall mounted wash basin and WC. There is a ladder style towel rail, downlights and attractive tiling to the walls and floor.

The property is easily maintained and managed and includes an intriguing quirk being the currently unused large sub floor area which presently has a step ladder access only via a hatch in the floor of the ground floor store room but which has an eight foot ceiling height and measures approximately 36'3" x 14' (11.34m x 4.26m). The room has no natural light but has potential (subject to any necessary consents).

Accommodation (with approximate dimensions)

Ground Floor Entrance Hall and store under staircase

Stairs from the Entrance Hall lead to

First Floor Landing

Living/ Dining Room 24' 2" max x 15' 8" max (7.37m max x 4.78m max)

Kitchen 11' 5" max x 9' 7" max (3.48m max x 2.92m max)

Master Bedroom 13' 6" x 11' 3" (4.11m x 3.43m)

En Suite Shower Room

Bedroom 2 11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom 3 11' 5" x 10' 5" max (3.48m x 3.18m max)

Bathroom

Property Information

Outside

Garden and Parking To the front of the property is access to the covered parking for one car with a further parking space bay in front. The property is set in communal grounds with additional visitor parking around the development. In addition there is a lovely recreational field owned by the Management Company for the use of owners in the development plus a communal barbeque area overlooking Stockghyll.

Services Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Double glazed windows.

* Checked on <https://checker.ofcom.org.uk/> 14th April 2023 - not verified

Business Rates The property has a rateable value of £3,350 with £1,671.65 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

Tenure The property is Leasehold on the residue of a 999 year Lease from 1989, with a nominal ground rent. The Stockghyll Management Company Limited has been formed with the Annual Management Fee understood to be £2,607. The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 2



Bathroom



Kitchen



Waterfall, 25 The Falls, Ambleside, LA22

Denotes restricted head height

Approximate Area = 1102 sq ft / 102.3 sq m

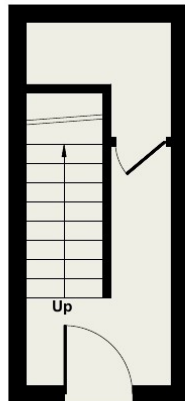
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1161 sq ft / 107.7 sq m

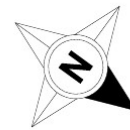
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 969298

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office

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 estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/04/2023.

Request a Viewing Online or Call 015394 32800