



## Bowness On Windermere

£199,950

6a Quarry Rigg, Bowness On Windermere, Windermere, LA23 3DT

With Lake and Fell views this 1 bedroomed 3rd floor apartment is neatly presented and is well equipped with all the modern appliances. The fabulous central location offers this apartment to be a fantastic first time home, 2nd home or holiday let.

### Quick Overview

- 1 Bedroomed modern apartment
- 1 | Reception room and 1 shower room
- A most convenient central location
- Currently used as a holiday let
- Views of Lake Windermere and Lakeland Fells
- A stonethrow from amenities, schools and transport links
- Recently upgraded
- Ideal home, additional residence or investment
- Off road parking
- \*Superfast broadband speed of 78Mbps



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Superfast  
Broadband



Off Road Parking

Property Reference: W5930



Living Area



Living Area



Kitchen



Hallway

### Description

Offered in neat order this 1 bedroomed apartment couldn't be in a more central location with Bowness village with all the attractions, shops, restaurants, cafes and pubs on your doorstep and to top it off you can see the infamous Lake Windermere and the surrounding Fells from the living room and bedroom!

The apartment is located on the 3rd floor and is accessed via a communal stairway which is kept neat and tidy by the owners. On entering the property its quick to see its ready to walk in to and enjoy with wood effect flooring throughout, modern kitchen with integrated appliances and modern shower room. Outside there is communal parking for the development.

Currently utilised as a holiday let the furniture is therefore available by separate negotiation.

### Location

This quiet development is positioned in the heart of the popular tourist haven of Bowness on Windermere close to the villages fashionable bars, restaurants, shops and world famous attractions, however it is hidden away in a quite private position.

From Windermere proceed on New Road continuing on to Lake Road into Bowness, bear right on to Longlands Road immediately before the Royalty Cinema and follow the road around to the left into the Quarry Rigg development. No.6a is at the rear of the development in the right hand block as you drive between them.

Alternatively, from the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right onto Rayrigg Road. Turn right almost opposite Fallbarrow Road into Quarry Brow. No 6a Quarry Rigg can be found at the top of the Quarry Rigg development. Bear 2nd right down the hill & No 6a is in the second block on the right-hand side.

Accommodation: (with approximate measurements)

### Communal Stairway

### Private Entrance Hall

### Open Plan Living Room and Kitchen

15' 3" Max x 11' Max (4.65m x 3.35m)

### Bedroom

13' 2" x 9' 2" (4.01m x 2.79m) Emergency fire exit.

### Shower Room

## 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 £504.25 per quarter inclusive of block buildings insurance with a ground rent of £16 per annum.

### Business Rates

South Lakeland District Council - Rateable value of £1,800 from April 1st 2023 with the amount payable being £882 per annum. Small business rates relief may apply.

### 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/editor.crinkled.openly>

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Bedroom



Bedroom



Shower Room

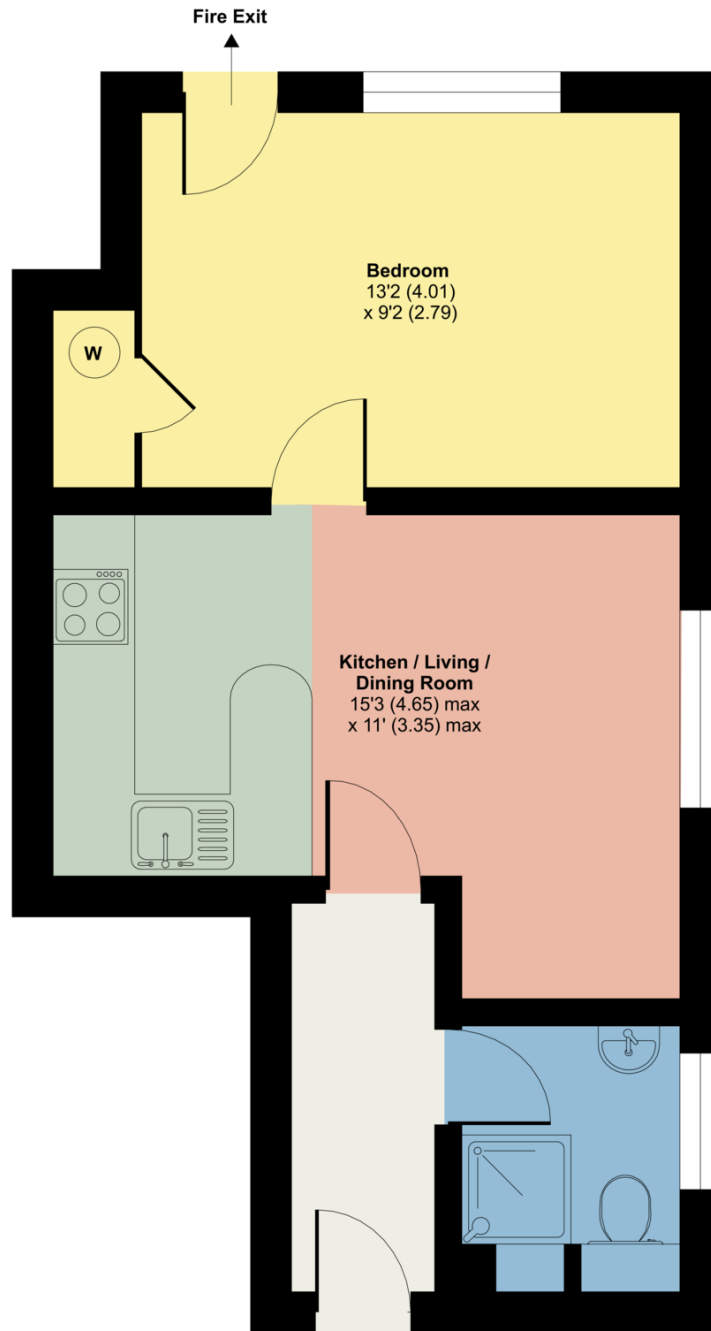


View

# 6A Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 372 sq ft / 34.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 967375

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