



13 Elleray Gardens, Windermere  
£170,000



## 13 Elleray Gardens

Windermere

A well proportioned ground floor apartment located in this retirement complex specifically designed for persons over the age of 55 and is situated in Windermere village with the shops and amenities all within easy walking distance. The development itself is well managed and has residents parking, residents lounge, laundry facilities, a visitors suite and comfort that on site help is available if required.

The property comprises a south facing sitting room with direct access to the delightful communal gardens, kitchen with integrated appliances, two bedrooms and a bathroom. The property benefits from double glazing.

Outside offers communal gardens and residents parking.

## GROUND FLOOR

### SITTING ROOM

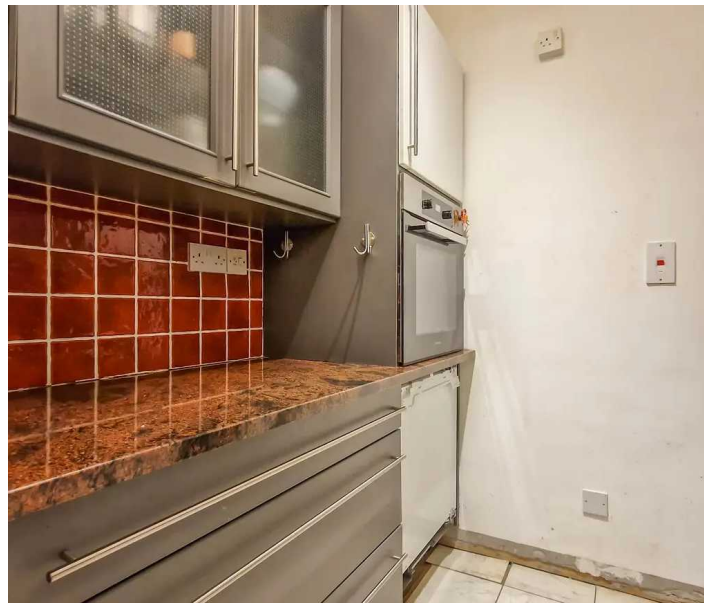
19' 11" x 9' 8" (6.08m x 2.95m)

Both max. Double glazed doors, double glazed window, two electric radiators.

### KITCHEN

7' 1" x 6' 4" (2.16m x 1.94m)

Both max. Base and wall units, integrated oven, electric hob with extractor/filter over, integrated appliances including dishwasher and fridge, tiled splashback, tiling to floor.



### **BEDROOM**

11' 12" x 8' 4" (3.65m x 2.55m)

Both max. Double glazed window, electric radiator.

### **BEDROOM**

9' 3" x 7' 10" (2.81m x 2.38m)

Both max. Double glazed window, electric radiator.

### **BATHROOM**

7' 1" x 6' 5" (2.15m x 1.95m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubical with electric shower, extractor fan, tiling to walls and floor.

### **HALLWAY**

9' 1" x 8' 2" (2.78m x 2.49m)

Both max. Cupboard housing immersion cylinder, built in wardrobe.





## **OUTSIDE**

Communal gardens for all residents.

## **RESIDENTS PARKING**

## **EPC RATING C**

## **SERVICES**

Mains electric, mains water, mains drainage.

## **TENURE: LEASEHOLD**

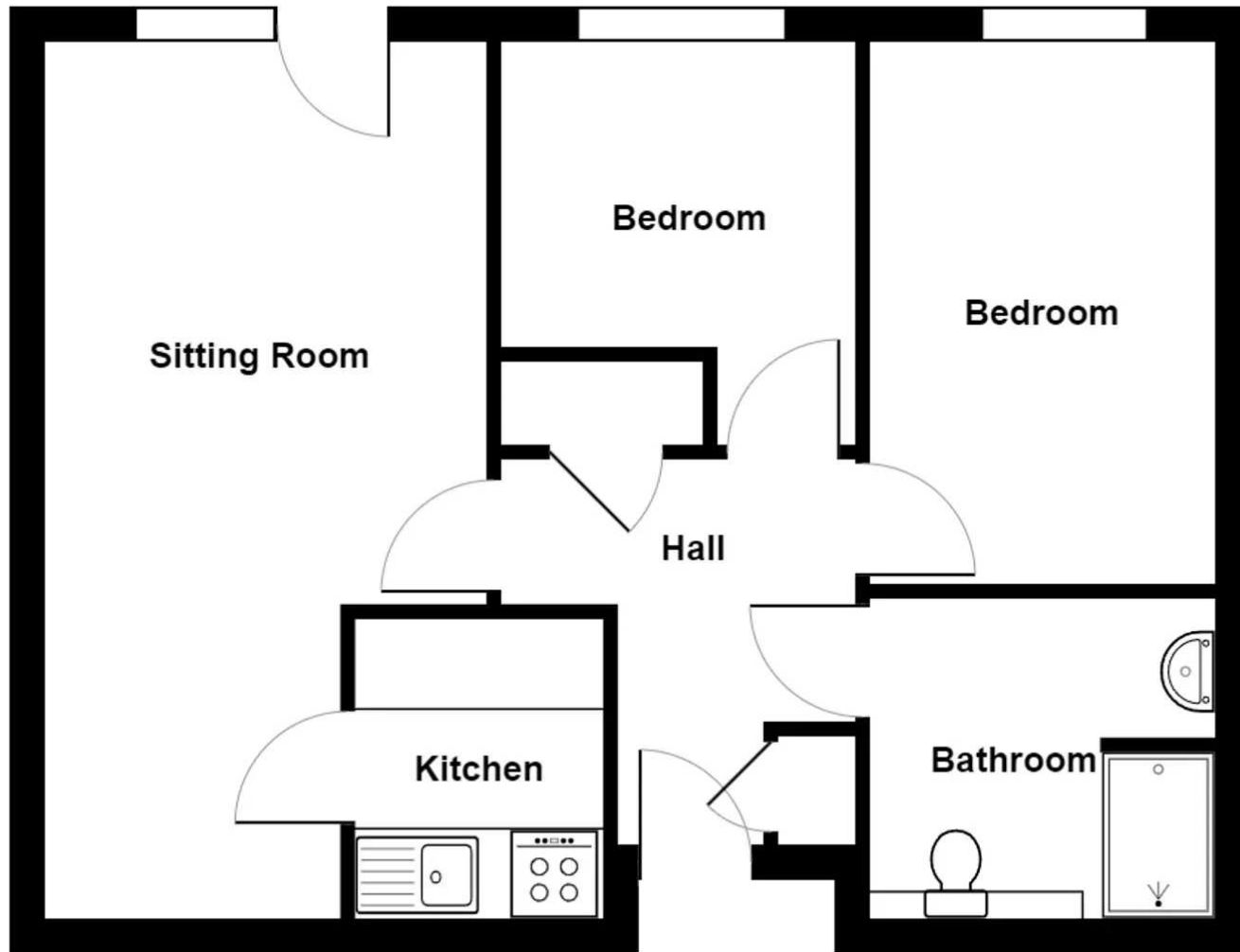
## **COUNCIL TAX: BAND B**

## **DIRECTIONS**

From our Windermere office take a right on to Main Road and the next left on to College Road. Take the first left into Elleray Gardens where number 13 can be found in the middle block of the development with its own private covered entrance.

**WHAT3WORDS:**phones.fortunate.escalated.





**Ground Floor**

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Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>



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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