



Ambleside

£350,000

Top Notch, 8 Loughrigg View, Low Gale, Ambleside, Cumbria, LA22 0BB

With panoramic views over Ambleside to the magnificent fells beyond, this 2 double bed roomed apartment is superbly placed above the village (which a pedestrian shortcut makes immediately accessible). Private parking, lounge with a private balcony, kitchen, sun room and bathroom this is simply perfect!

You can stroll down into the village or hike the high fells from the doorstep, or simply sit with your feet up in either the lounge or on the balcony and just soak in that view.

Quick Overview

- Superb panoramic fell views
- 2 Bedroom Apartment
- Short stroll from Ambleside with great public transport links
- Bright and airy
- Quiet location
- No upward chain
- Successful holiday let
- Communal terraced garden
- Private car parking for a small car
- Superfast (80mbps) Broadband Available*



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Superfast
Broadband



Parking for a
small car

Property Reference: AM3950



Lounge/ Diner



Balcony



Kitchen



Bedroom 1

Location From the centre of Ambleside head towards Windermere on the one way system of Lake Road (A591). Turn left just before the Climbing Wall Centre opposite and immediately left again onto Low Gale. Take the second driveway only a short distance along on the left through the stone gateway marked 'Gale House'. Pass to the left of Gale House itself and immediately ahead of you are the Loughrigg View apartments. The parking for number 8 is located at the far end of the driveway.

What3words ///shelter.requested.tonality

Description The accommodation includes a bright sun room, a lovely place to sit and admire the views. The kitchen is part tiled and fitted with wall and base units with work surfaces and a stainless steel sink and drainer. Integrated appliances include a Siemens 4 ring induction hob with extractor over, a Stoves oven and grill, CDA microwave and a Hotpoint washer/dryer. The lounge/diner is bright and airy with a wall mounted gas fire and sliding doors to the private balcony with glass balustrade, enjoying magnificent panoramic views. Your eyes are most readily drawn to nearby Loughrigg in the west, where Todd Crag is prominent. Look closer and you may see Black Crag and Coniston Old Man beyond, your gaze can drift from Latterbarrow in the south all the way right around to Nab Scar, Heron Pike, Great Rigg and Fairfield in the north. The bathroom is part tiled with Aqualisa shower over the panel bath, a wash basin, WC and heated ladder style towel rail/radiator. Also with access to the roof space. A short flight of steps lead to the first floor landing with a cloaks cupboard and two double bedrooms with fitted furniture including wardrobes and overhead cupboards. The perfect holiday let, but would equally serve as a private weekend retreat or permanent home.

Top Notch is currently a successful 'holiday let' through Heart of the Lakes. Details of historic letting figures are available on request.

The perfect opportunity? Come and see for yourself.

Accommodation (with approximate dimensions)

Sun Room 13' 5" x 5' 1" (4.09m x 1.57m)

Kitchen 9' 8" x 6' 7" (2.95m x 2.01m min)

Lounge/ Diner 12' 5" x 11' 6" (3.81m max x 3.53m max)
With balcony.

Balcony 10' 0" x 4' 0" (3.05m x 1.22m)

Bathroom

First Floor
Landing

Bedroom 1 10' 2" x 9' 1" (3.10m x 2.79m)

Bedroom 2 9' 1" x 8' 3" (2.79m x 2.54m)

Property Information

Outside

Communal Garden The apartment benefits from having access to the communal garden - a number of well stocked and maintained beds providing interest and colour. There is a communal drying area for hanging washing accessed from the gardens.

Parking There is also an allocated car parking space for a small car at the head of the development.

Services The property is connected to mains electricity, gas, water and drainage. Double glazed windows and gas central heating to the radiators.

*Broadband checked on <https://checker.ofcom.org/> 6th May 2023 - not verified.

Tenure Leasehold for a term of 2000 years from 1980. The Loughrigg View Owners Association is set up to deal with the 8 flats with an annual meeting to discuss any needs. Full details of the association are held in our Ambleside office.

Business Rates The property has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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



Views



Balcony



Kitchen



Views

Top Notch, 8 Loughrigg View, Low Gale, Ambleside, LA22

Approximate Area = 537 sq ft / 49.8 sq m

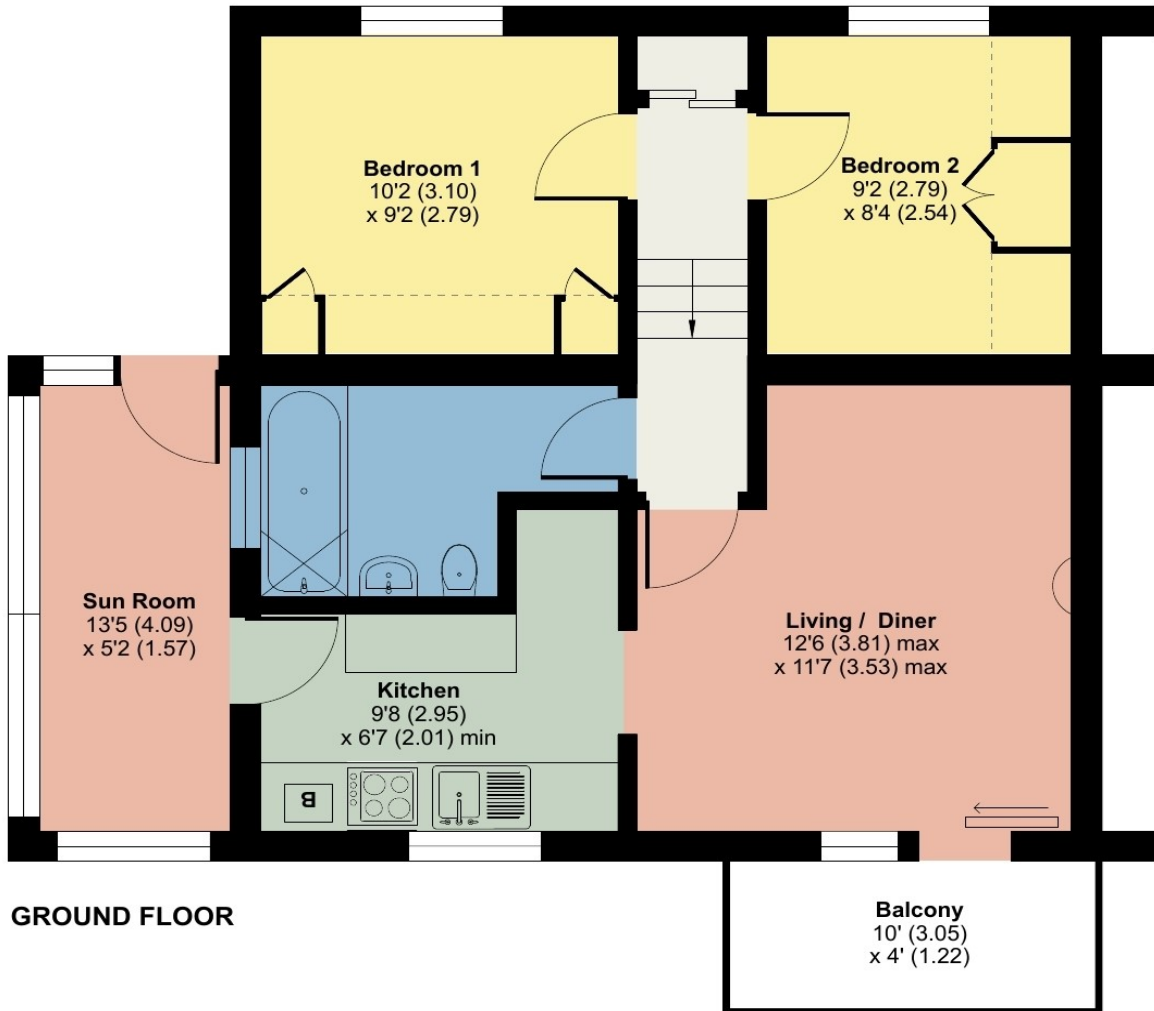
Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 582 sq ft / 54 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 980772

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