



Bowness-on-windermere

£217,500

2 Victoria Apartments, Ash Street, Bowness-on-windermere, LA23 3EB

A well presented top floor (2nd) studio unit offered in immaculate order and ideal either for a first time buyer or indeed holiday bolt hole or holiday let, set right in the centre of Bowness village, overlooking the bustling street scene.

Quick Overview

- Studio apartment
- 1 reception room and 1 shower room
- Convenient central location
- Overlooking bustling street scene
- Views of the fells
- Close to the amenities
- Good decorative order
- Ideal first home or indeed 2nd home or holiday let
- On road parking
- *Superfast Broadband available of 80 Mbps



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Superfast
Broadband



On Road
Parking

Property Reference: W5920



Open plan living area



Open plan living area



Kitchen area



View

Description: A top floor, immaculate studio apartment, with a fantastic central location close to all village amenities and a short walk to Lake Windermere. This compact apartment is currently a holiday let and is ideal for a private holiday bolt hole, holiday let or a first time buyer. The bright open plan living area is triple aspect with views to the Lakeland fells and has some built in storage and the kitchen comprises of wall and base units, stainless steel sink unit, built in Lamona electric oven and induction hon with extractor over. The modern shower room comprises of WC, inset washbasin and vanity unit and Mira shower. The apartment benefits from double glazing.

Location: Enjoying a prominent position in the heart of vibrant Bowness village with shops, bars, restaurants, leisure facilities and Lake Windermere all right on the doorstep. At the mini roundabout turn left on to Ash Street, the entrance to the property can be found on your right hand side directly behind 'Joules'

Accommodation (with approximate measurements)

Shared entrance hall

Open plan Living area 19' 2 " max x 18' 2" max (5.84m x 5.54m)

Kitchen Area

Shower Room

Property Information:

Services: Mains water, drainage and electricity.

Tenure: The property is held on a long leasehold for the residue of a 999 year lease subject to an annual peppercorn ground rent. The apartment owner will be responsible for a proportion of building insurance and repairs and maintenance of the buildings common areas and services. For the year 2022 this was £434.24. It was calculated on a floor area basis taking into account the other owners.

Business Rates: Rateable value of £1,700 with the amount payable of £833.00 for 2022/2023. 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/trophy.yacht.euphoric>

Notes: *Checked on <https://checker.ofcom.org.uk> 12th May 2023 - not verified.



Open plan living area

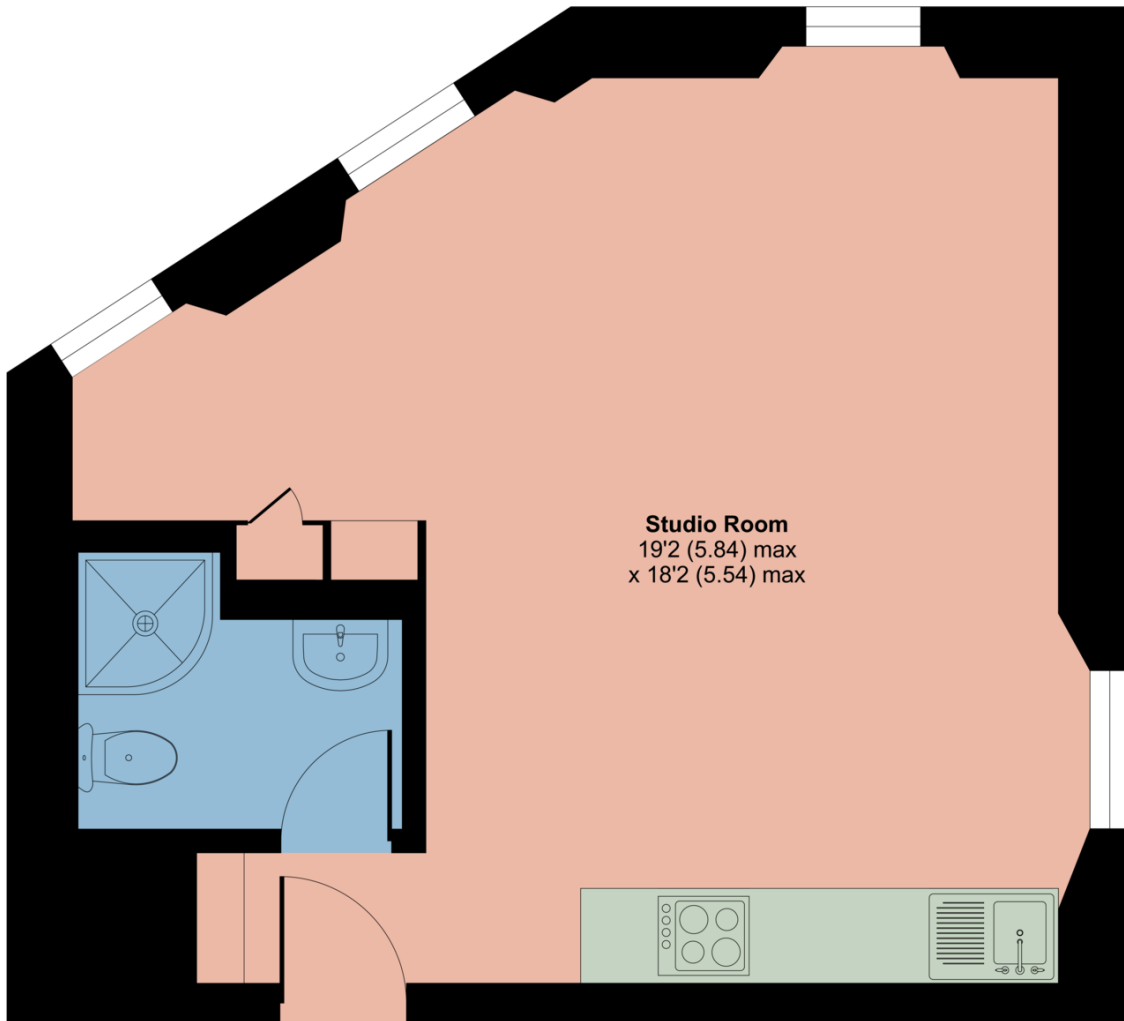


View

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Approximate Area = 373 sq ft / 34.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023. Produced for Hackney & Leigh. REF: 982196

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