



## Bowness On Windermere

£225,000

38 Quarry Rigg, Bowness On Windermere, LA23 3DT

A two bedroomed apartment conveniently situated close to the village centre with the added benefit of off road communal parking and with views of Lake Windermere and the fells. Now in need of modernisation, this apartment would make an ideal permanent home, 2nd home or holiday let.

### Quick Overview

- 2 bedroomed apartment
- 1 reception room and 1 bathroom
- Central location
- Communal garden
- Views of Lake Windermere and the fells
- Close to village and amenities
- In need of modernisation
- Suitable for a permanent home, 2nd home or holiday let
- Communal parking
- Superfast Broadband speed 80 Mbps\*



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1



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Superfast  
Broadband



Communal  
Parking

Property Reference: W5937



Living Room



Kitchen



Bedroom 1



Bedroom 2

**Description:** A first floor, 2 bedroomed apartment in set in the heart of Bowness Village with views of Lake Windermere and the surrounding fells. A perfect weekend retreat, holiday let or long term investment property with communal off road parking and within walking distance of all the amenities and attractions Bowness has to offer.

The main living accommodation comprises open plan living room with lovely views of Lake Windermere and the surrounding fells and kitchen with wall and base units, inset sink and integrated appliances of gas hob with extractor over, Belling electric oven and space for microwave and fridge freezer. The 2 bedrooms are at the front of the building overlooking the shops and bustling village. The 3 piece bathroom has a white suite of bath with shower over, WC and pedestal wash hand basin.

To the rear of the property is the shared parking with security barrier. Pedestrian access is between the Tweed of the Lakes.

**Location:** Located in central Bowness only a short walk from the village amenities and lake. On entering the village from Windermere on New Road which continues as Lake Road the Quarry Rigg development can be found just after the cinema and public car par on the right hand side. No. 38 is accessed to the front of the building using the stairwell to the right hand side of the Tweeds Of The Lakes shop. The communal parking area is located to the rear of the building which is accessed off Longlands Road or Quarry Brow.

**Accommodation:** (with approximate measurements)

Entrance Hall

Living Room 15' 9" x 12' 7" (4.8m x 3.84m)

Kitchen 6' 9" x 6' 1" (2.06m x 1.85m)

Bedroom 1 12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom 2 12' 8" x 8' 0" (3.86m x 2.44m)

Bathroom

**Property Information:**

**Services:** Mains water, drainage and electricity. uPVC double glazing to windows. Night storage heaters.

**Tenure:** Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £405.75 per quarter inclusive of block buildings insurance with a ground rent of £16 per annum.

**Council Tax:** Westmorland and Furness Council - Band B.

**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/season.skimmers.sues>



Living Room

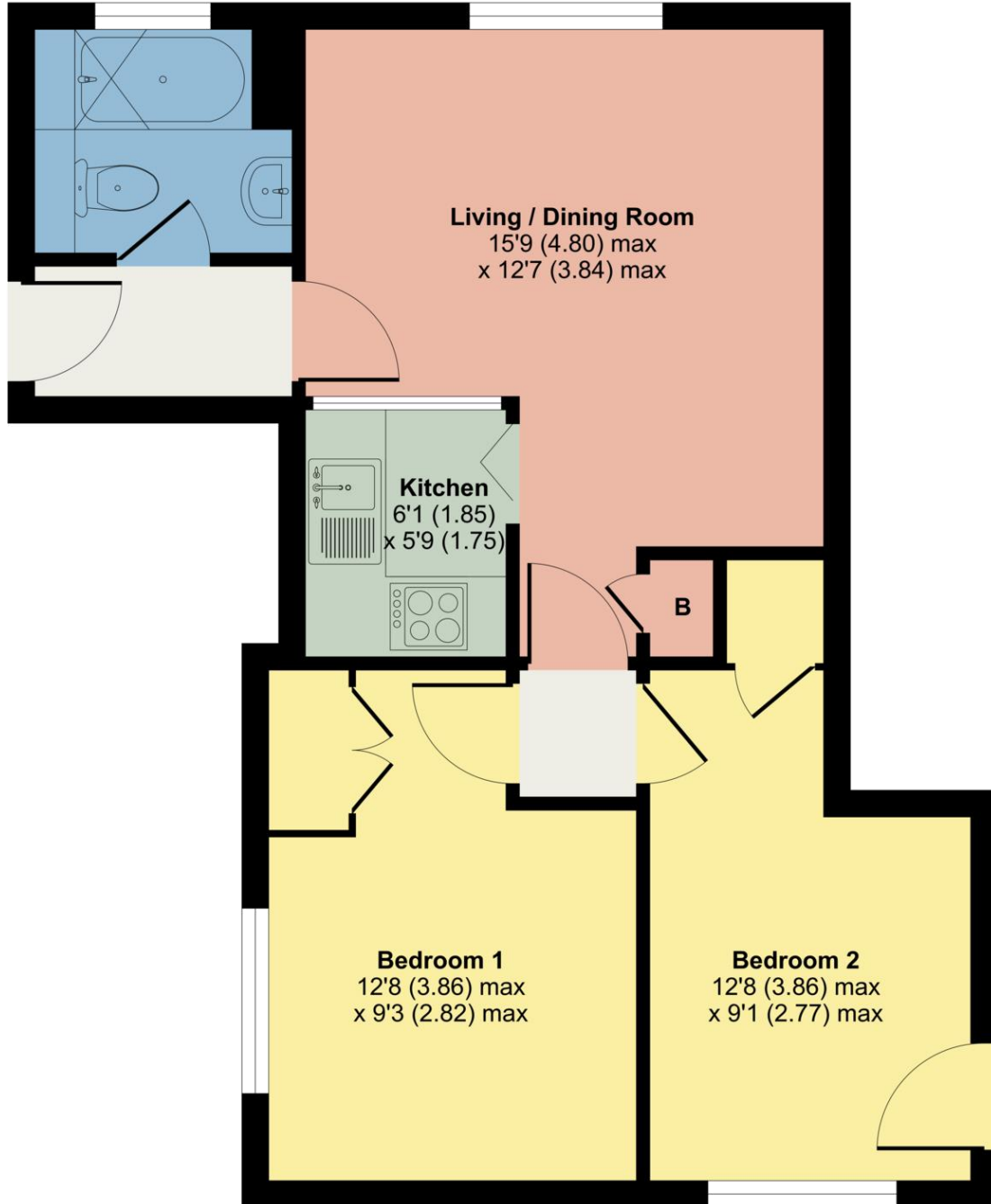


Living Room

# 38 Quarry Rigg, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 478 sq ft / 44.4 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). © n'checon 2023. Produced for Hackney & Leigh. REF: 973816

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