



Hackney & Leigh

Property Sales, Lettings & Conveyancing

BOWNESS ON WINDERMERE

Boathouse 30, Windermere Marina Village, Bowness on Windermere, Cumbria, LA23 3JQ

A 1 bedroomed apartment situated in the ever popular Windermere Marina development with underbuilt boathouse and pleasant aspect through the development to the lake. Option to purchase the adjoining flat.

Forming part of the original development from the 1960's, a real affordable option to get both lake access, and residential accommodation.

- 1 Bedroom apartment with boathouse beneath
- Quiet secluded location
- Great holiday base
- Energy Rating Band F

£165,000

Ref: W4763



1 Bedroom



1 Bathroom



1 Living Room

Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
Tel: 015394 44461 Fax: 015394 45485
email: windermeresales@hackney-leigh.co.uk



Living Room

Location: Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the right into Windermere Marina. On entering the development bear left in front of the reception and follow the road around take the second left. Number 30 is short way along on the right.

Description: Windermere Marina Village (www.windermereboathouse.co.uk), originally developed in the 1960's with a collection of small boathouses and apartments, has seen several expansion schemes over the years. Significant improvements happened in the 1980's and again in more recent times.

The result is a fantastic holiday destination with several hundred boats, boathouses, apartments, houses and the recently built restaurant and bar "The Boathouse" opened in 2013.

The largest marina on Lake Windermere it offers an unrivalled level of facilities including boat yard, sales and repairs and all on the eastern shore of the Lake Districts real jewel - Lake Windermere. Being 10.5 miles long and 1 mile wide at its widest point, it is England's largest lake and one of the UK's favourite tourist destinations.

Boathouse 30 was fully rewired in 2012 and has the added benefit of an option to purchase the adjoining apartment which shares the communal entrance, Boathouse 29 and is being separately marketed at £159,950 with our reference of W4762.

Accommodation: (with approximate measurements)

Shared Entrance with No.29 Staircase to First Floor.

Hallway 2 built-in cupboards.

Living Room 19' 3" x 14' 1" max (5.87m x 4.29m max) Sliding doors to balcony with lake view. Pull down 3/4 bed, television and telephone point.

Kitchen 6' 0" x 5' 0" (1.83m x 1.52m) Wall and base units, stainless steel sink unit, electric cooker point and part tiling to walls.

Bedroom 8' 9" x 6' 8" (2.67m x 2.03m) Built-in wardrobe and built-in shelved cupboard.

Bathroom Small bath, pedestal wash basin and wc. Tiled walls, wall mounted heater and cupboard housing immersion heater.



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Bedroom

Boathouse 34' 5" x 14' 4" overall (10.49m x 4.37m overall)
With up and over door, wetdock (30'11" x 11'2"), side jetty,
back jetty for storage and pedestrian access.

Services: Mains water, drainage and electricity.

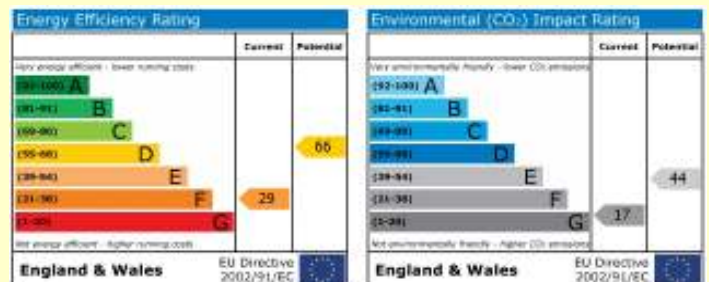
Tenure: Leasehold for the term of 99 years from 1962 with
a nominal ground rent.

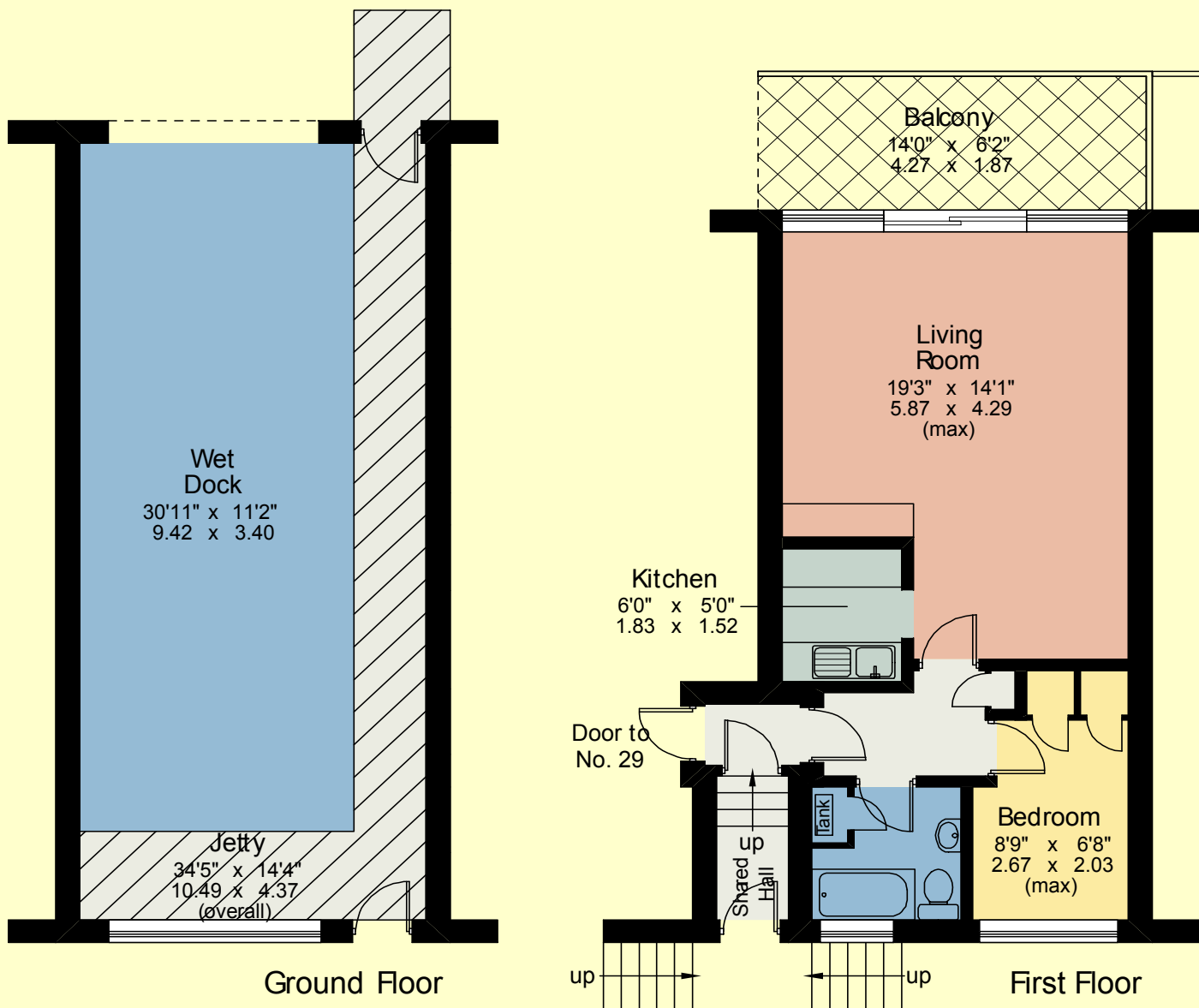
An annual service charge is levied to cover the maintenance
and running of the communal grounds, security etc. The fee is
£228.67 for 2014/2015

Council Tax: South Lakeland District Council - Band C

Viewings: Strictly by appointment with Hackney & Leigh.
Telephone: (015394) 44461

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





Approx Gross Floor Area = 531 Sq. Feet
 = 49.3 Sq. Metres
 (inc. Babony, exc. Boathouse)

For illustrative purposes only. Not to scale.

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