



HACKNEY
& LEIGH



£250,000

48a Quarry Rigg, Bowness On Windermere, LA23 3DT

A beautiful refurbished 2 bedroomed first floor apartment in the heart of Bowness Village. With glimpses of the Lakeland fells from the living room and the added bonus of shared communal parking. An ideal lock up and leave, holiday let, long term let or main home.

Quick Overview

2 Bedroomed first floor Apartment

1 Reception room and 1 bathroom

Fantastic central location

Glimpses of the Lakeland fells

Currently used as a second home

Close to local amenities

Newly refurbished

An ideal lock up and leave, holiday let, long term let or main home

Communal off road parking

Superfast broadband speed of 80 Mbps available



2



1



1



C



Superfast
Broadband



Communal Off
Road Parking

Property Reference: W5973



Living Room & Kitchen Area



Living Room & Kitchen Area



Dining Area



Kitchen Area

Description: Quarry Rigg is a purpose built development built in 1979 with communal gardens and parking areas. 48a Quarry Rigg is a fabulously presented first floor apartment with accommodation of an open-plan Living Room with Kitchen area, 2 Bedrooms and a Bathroom. The owners really have done a fantastic renovation on this property, having had it rewired and new hardwood fire doors fitted throughout the apartment, plus having the ceilings lowered for LED lighting and of course a new Kitchen and Bathroom.

The moment you enter the apartment through the main composite fire door, you step into the entrance hall which includes a built-in shelved airing cupboard with plumbing for a washing machine, plus a separate built in cupboard including a pre-insulated pressurised hot and cold water system and immersion heater. Moving into the Living/Kitchen area the view has glimpses of Claife Heights and the Kitchen has a modern range of fitted wall and base units with laminate worktops, an inset Fraganite coffee sink unit and Neff appliances including, oven/induction hob with cooker hood over and dishwasher. Plus a built in fridge and Rustique Karndean flooring with underfloor insulation throughout. Bedroom 1 is a double room with a built-in wardrobe and a newly fitted programmed digital heater. Bedroom 2 is arranged as a twin room with concealed electric heating in the Skirting Boards. Finally the bathroom includes a gorgeous 3 piece white suite comprising of bath with shower over, modern wash basin with vanity unit and WC. Tiled walls, heated towel rail, extractor fan and shaver point.

The apartment is newly furnished and equipped and could be an immediate holiday let.

Location: Quarry Rigg is located in the heart of Bowness being a short walk away from the village amenities. From Windermere proceed down Lake Road towards Bowness bearing right immediately before the Royalty Cinema into Longlands road, bear left at the bottom of the hill following the road round. 48a Quarry Rigg is the first part of Quarry Rigg on the left hand side, With the main parking area a short way past on the left.

Accommodation: (with approximate measurements)

External Steps to First Floor

Entrance Hall

Living Room/Kitchen 15' 5" x 14' 0" (4.7m x 4.27m)

Bedroom 1 10' 1" x 9' 2" (3.07m x 2.79m)

Bedroom 2 9' 11" x 9' 2" (3.02m x 2.79m)

Bathroom

Property Information:

Outside: Communal off road parking.

Services: Mains water, drainage and electricity. uPVC double glazing to windows. Off peak heating and hot water.

Tenure: Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £504.25 per quarter inclusive of block buildings insurance with a ground rent of £30 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.co/spared.elections.lunching>

Notes: *Checked on <https://checker.ofcom.org.uk> 29th June 2023 - not verified.



Bedroom 1



Bedroom 2



Bathroom

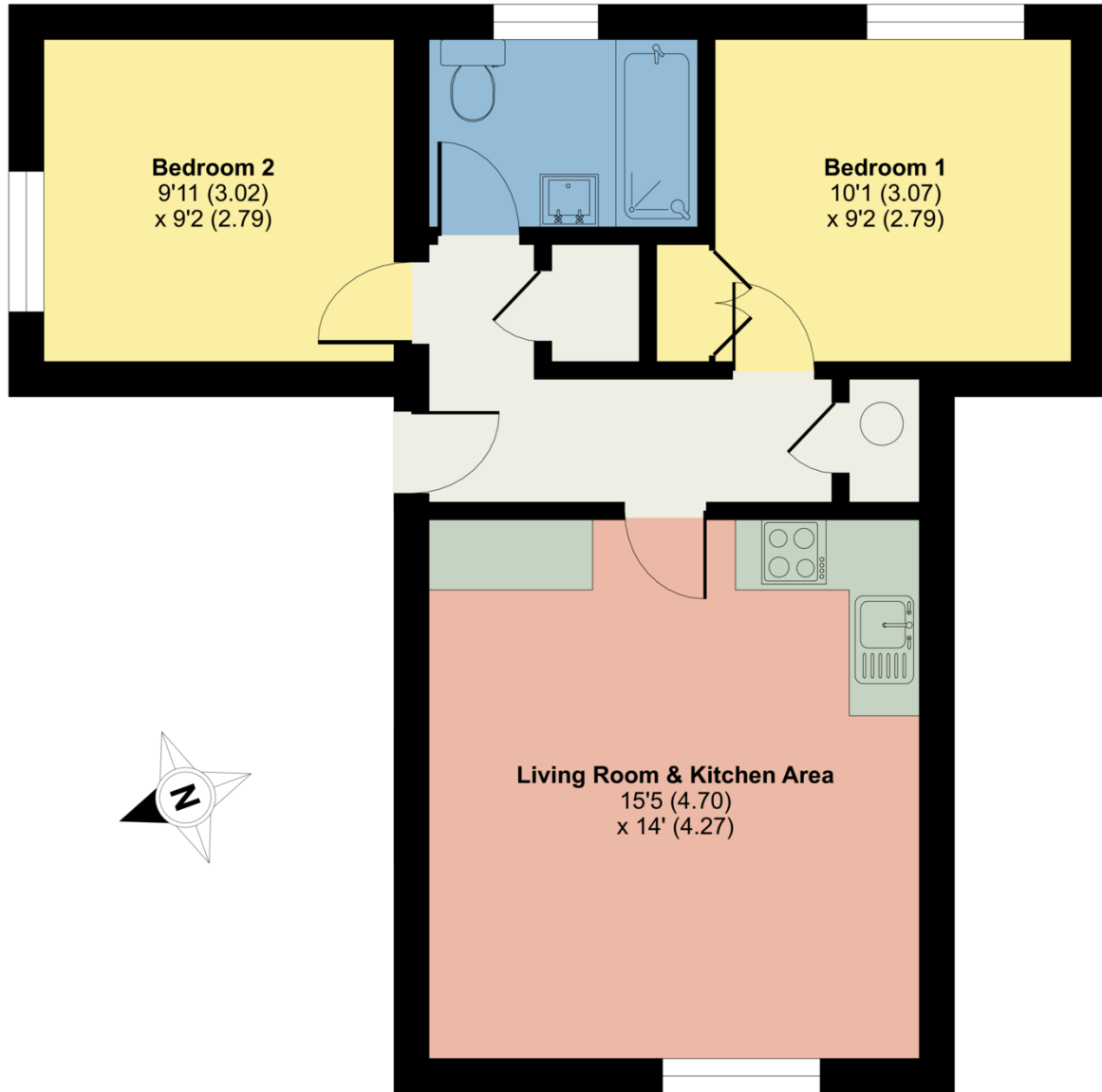


Bathroom

48A Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 546 sq ft / 50.7 sq m

For identification only - Not to scale



FIRST 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: 1003044

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