



Windermere Marina

£330,000

35 Windward Way, Windermere Marina, Bowness On Windermere, LA23 3BF

This nicely presented 2 bedroomed, second floor (top) apartment boasts a fabulous Southerly aspect over Windermere Marina and beyond to Lake Windermere and the surrounding fells. Currently utilised as a holiday let in the ever popular Marina Village this property would also be an ideal 2nd home if so desired.

Quick Overview

- 2 Bedroomed modern apartment
- 1 Reception Room and 1 bathroom
- Peaceful Marina setting
- Currently utilised as a holiday let
- Lovely Southerly aspect
- Within walking distance of Lake Windermere and Bowness Village
- Well presented and maintained Home, 2nd home or holiday let
- Off road parking
- *Superfast Broadband Speed of 80Mbps



2



1



1



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Superfast
Broadband



Off Road
Parking

Property Reference: W5974



Open Plan Living Room



Open Plan Kitchen



Open Plan Kitchen



Windermere Marina

Description A pleasantly presented, 2 bedroomed top floor apartment in the much loved Windermere Marina development with striking views across the marina and over towards Lake Windermere and the surrounding Lakeland Fells. Entering the shared entrance on the ground floor make your way to the second floor where the private entrance for number 35 can be found.

The entrance hall for this apartment has a spacious wardrobe with hanging rail and shelves has built-in storage and a telephone entry system, at the end of the entrance hall is the open plan living area and kitchen with fantastic views and plenty of space for a dining table. The kitchen area is well presented and modern with all the integrated appliances you would expect; dishwasher, oven, microwave and hob with extractor fan over. Both bedrooms are double rooms and bedroom 1 benefits from having built-in wardrobes and the house bathroom is large with 3 piece suite, tiled walls and flooring, heated towel rail and extractor fan plus a separate utility room housing the Vaillant gas boiler and plumbing for a washing machine.

The property is currently used as a holiday let and could continue as such if so desired alternatively it could be a fantastic second home or indeed a low maintenance, permanent residence.

Windward Way was built in 2006 to enhance the already extremely popular Windermere Marina Village set in a quiet area just off Bowness on Windermere with direct access to England's largest lake, Windermere being approximately 10.5 miles long and a mile at its widest point.

Windermere Marina Village (www.windemeremarina.co.uk), originally developed in the 1960s with a collection of small boathouses and apartments has seen served expansion schemes over the years, significant improvements happened in the 1980s and again in more recent times. The result is fantastic holiday destination with several hundred boats, boathouses, apartments, houses and restaurant and bar "The Boathouse".

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, England's largest lake and one of the UK's favourite tourist destinations.

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 first right into Ferry Road, turning left into Windward Way and then right and the property can be found on your left hand side with the parking directly at the front of the building.

New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

Accommodation (with approximate measurements)

Entrance Hall

Open Plan Living Room & Kitchen

22' 5" x 20' 0" (6.83m x 6.1m)

Bedroom 1

11' 8" x 9' 4" (3.56m x 2.84m)

Bedroom 2

9' 9" x 9' 6" (2.97m x 2.9m)

Bathroom

Property Information: Mains gas, electricity, water and drainage. Gas fired central heating to radiators and double glazed windows.

Services Mains gas, electricity, water and drainage. Gas fired central heating to radiators and double glazed windows.

Business Rates Westmorland and Furness Council - Rateable value of £3,200 with the amount payable being £1,596.80. Small business rates relief may apply.

Tenure Leasehold for the remainder of a 250 year lease from 2006. The service charge is £1542.12 and the buildings insurance £7484.37 for 2023.

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/signal.disgraced.shaver>



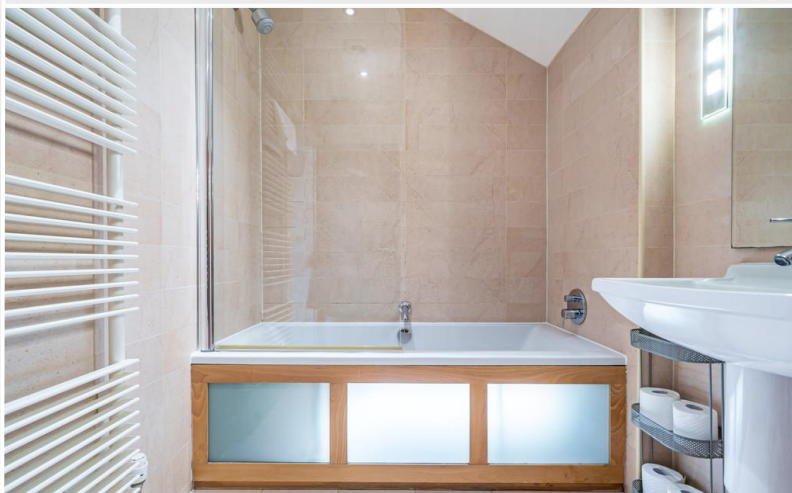
Bedroom 1



Bedroom 1



Bedroom 2

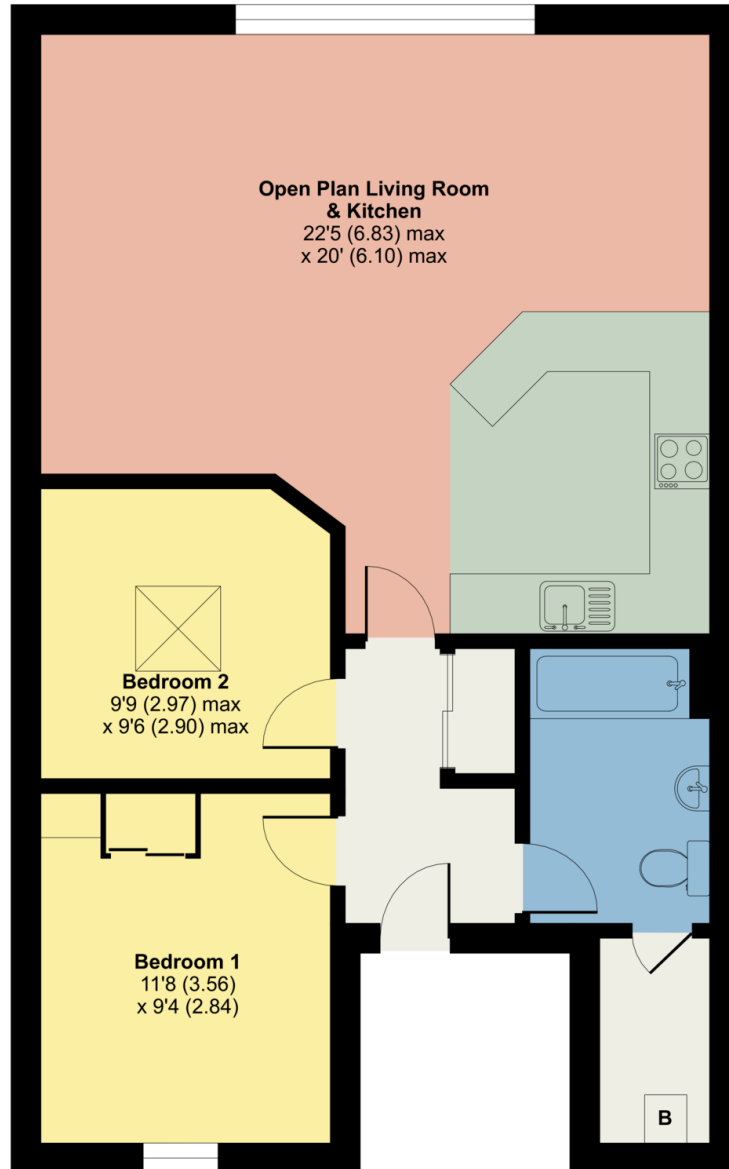


Bathroom

35 Windward Way, Windermere, LA23

Approximate Area = 760 sq ft / 70.6 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/cheom 2023. Produced for Hackney & Leigh. REF: 1003723

A thought from the owners... We were delighted to be able to purchase this apartment when it was first built. We love the high ceilings and spacious feel of the living area. It is peaceful and quiet and has always been a relaxing space to retreat to. Even one night here has done the trick – leaving us feeling replenished..It is an ideal lock up and leave apartment, enjoying holidays here ourselves while making a modest income on top covering all costs.

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