



Windermere

£349,500

Yewgarth First Floor Flat, New Road, Windermere, LA23 2LA

A fantastic 'lock up and leave' 2 bedroomed first floor apartment within level walking distance of the village centre, with private rear patio and off road parking.

Quick Overview

2 bedroomed first floor flat

1 reception room and 1 bathroom

Convenient location

Rear patio

No Chain

Close to amenities and transport

Newly decorated

Ideal permanent residence, 2nd home or holiday let

Off road parking

*Superfast Broadband Speed of 80Mbps



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1



C



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W5972



Lounge



Kitchen



Bedroom 1



Bedroom 2

Description: A newly refurbished 2 bedroomed first floor flat, close to the centre of Windermere village and all the amenities it has to offer. The property has private ground floor access to the rear with a utility cupboard. On the first floor is a large living room, fitted kitchen, 2 bedrooms and bathroom. The property has a rear patio and benefits from off road parking. Ideal for a first time buyer, 2nd home or holiday let. The ground floor which was offices until quite recently now has planning permission to convert into a 2 bedroomed apartment (subject to a local occupancy condition) and is available for £344,500 as a finished unit. The vendor is currently undertaking the conversion. An opportunity therefore arises to buy the whole building.

Location: Within 200 yards of Windermere village, located on New Road, being the main Windermere to Bowness road. From central Windermere follow New Road towards Bowness and Yewgarth can be found a short way on your left hand side, just past the Howbeck.

Accommodation: (with approximate measurements)

Entrance Hall

Utility cupboard

Stairs to first floor from entrance hall leads to:

Lounge 19' 8" x 17' 2" (5.99m x 5.23m)

Dining Kitchen 15' 0" x 13' 3" max (4.57m x 4.04m)

Bedroom 1 13' 4" max x 8' 5" min (4.06m x 2.57m)

Bedroom 2 10' 0" max x 10' 0" max (3.05m x 3.05m)

Bathroom

Property Information:

Outside: To the rear of the property is a good sized patio area and to the front of the property is allocated parking for 3 cars. The owner intends to upgrade the front tarmacked area to create two definable areas that feel

more 'residential'.

Services: Mains water, drainage and electricity.

Tenure: Leasehold - Available on a new 999 year lease, at a peppercorn rent with the ground floor being the freeholder. Building insurance and the service charge will be split 50/50 with the ground floor which is currently being converted.

Council Tax: Westmorland and Furness Council - Band D.

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/cliff.joys.plants>

Notes: *Checked on <https://checker.ofcom.org.uk> 28th June 2023 - not verified.



Lounge



Kitchen



Bedroom 2



Rear Garden

Yewgarth Flat, New Road, Windermere, LA23

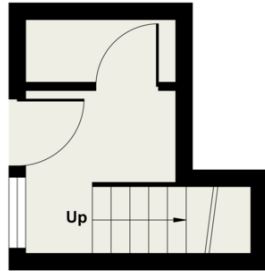
Approximate Area = 820 sq ft / 76.1 sq m

Limited Use Area(s) = 282 sq ft / 26.1 sq m

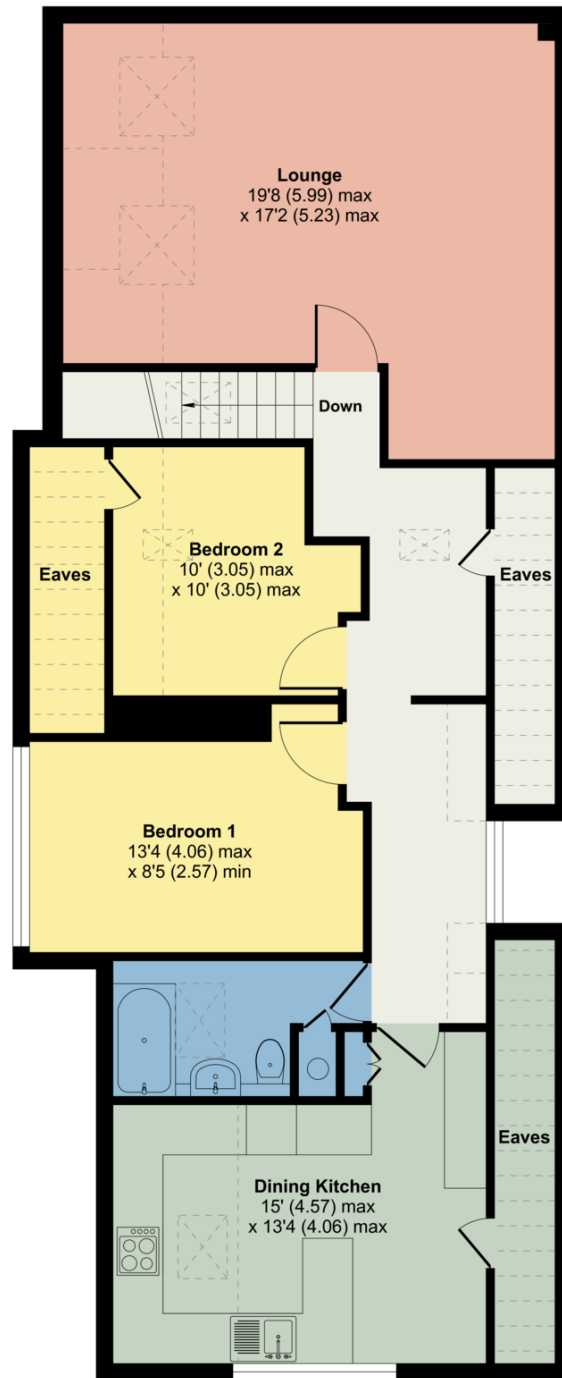
Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



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: 1002292

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