



Bowness on Windermere

£285,000

123A Craig Walk, Bowness on Windermere, LA23 3AX

A well maintained, spacious 2 bedroomed apartment in good decorative order and close to the amenities of Bowness On Windermere. The property has views of the fells and glimpses of Lake Windermere and is an ideal lock up and leave, holiday let or a permanent residence.

Quick Overview

- 2 bedroomed apartment
- 1 reception room and 1 bathroom
- Quiet convenient location
- Views of the Lakeland fells
- No chain
- Close to amenities and transport links
- Good decorative order
- Ideal as a lock up and leave, holiday let or permanent residence
- On road parking
- *Superfast Broadband speed 61mpbs available



2



1



1



D



Superfast
Broadband



On Road
Parking

Property Reference: W5986



Sitting Room



Sitting Room



Dining Kitchen



Dining Kitchen

Description: 123a Craig walk is a spacious first floor maisonette which has been well maintained by the current owners. The maisonette comprises of the top two floors of a four storey building with access at the rear from which it occupies the first and second floors. Craig Walk is an attractive Lakeland stone and slated terrace of substantial houses. The accommodation comprises Conservatory Entrance, well-fitted dining-kitchen with modern appliances of built in Bosch gas hob with extractor over and Bosch electric oven, built in Bosch microwave and dishwasher, Neff washer-dryer and built in fridge and freezer, good-sized Sitting Room with views of the Lakeland fells, and on the top floor there are two double Bedrooms with fitted wardrobes, bedroom 1 having views to the fells and glimpses of Lake Windermere and a Bathroom. having WC, pedestal washbasin, bath and separate shower.

Some of the furniture is available by separate negotiation.

Location: In a gently elevated location having a pleasant open outlook over Bowness village with local shops and amenities close at hand. The property is within 5 minutes walk of the stunning Biskey Howe view point. To find the property follow the main Lake Road from Windermere towards Bowness and upon entering the village turn left onto Biskey Howe Road. Continue along this road for approximately 200 yards turning sharp right immediately after the Eastbourne Hotel. No. 123A is a short way along on the right. Parking is available on Craig Walk to the front of the property with residents permit, and on Biskey Howe Road.

Accommodation: (with approximate measurements)

External Staircase leading to

Conservatory Entrance

10' 10" x 4' 1" (3.3m x 1.24m)

Dining Kitchen

17' 4" x 12' 7" (5.28m x 3.84m)

Sitting Room

17' 5" max x 13' 4" inc stairs (5.31m x 4.06m)

Staircase from the sitting room leads to:

Bedroom 1

14' 0" x 13' 2" (4.27m x 4.01m)

Bedroom 2

13' 0" x 9' 8" (3.96m x 2.95m)

Bathroom

Property Information:

Tenure: The property is long leasehold for the residue of a 999 year lease from 1985, and subject to a ground rent of £1 per annum, with the freehold being owned by 123 Craig Walk below. Repairs to the main structure are of a joint responsibility with the building insurance payment been paid by 123, with 123A reimbursing a proportionate amount.

Services: Mains gas, water and electricity. Gas central heating to radiators.

Council Tax: Westmorland & 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: //doghouse.confident.multiply

Notes: *Checked on <https://checker.ofcom.org.uk> 4th August 2023 - not verified.



Bedroom 1



Bedroom 2



Bathroom



View

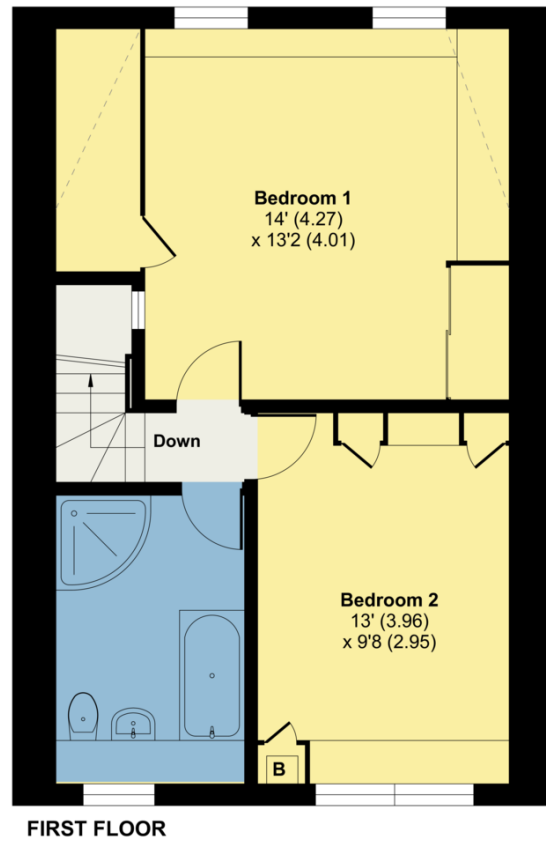
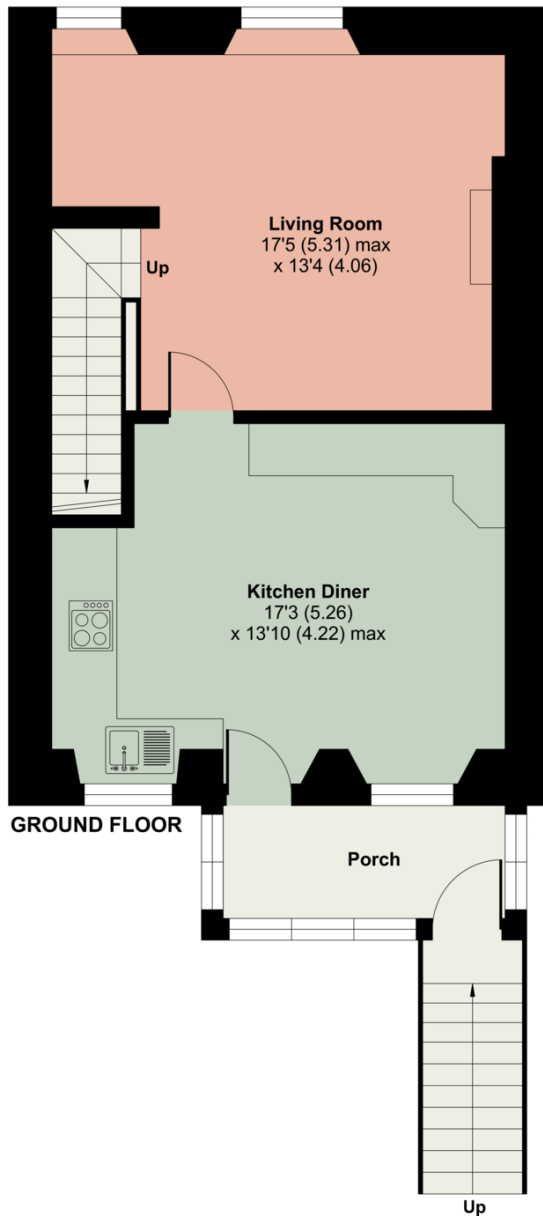
123A Craig Walk, Bowness-on-Windermere, LA23

Approximate Area = 1046 sq ft / 97.1 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1066 sq ft / 98.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2023. Produced for Hackney & Leigh. REF:

A thought from the owners...This has been a much-loved and welcoming family holiday home for the last 17 years – each time we arrive, it feels as though the house gives us a hug. We have especially appreciated its light and spacious rooms, the lovely fell views and its convenience for both Bowness and Windermere.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/08/2023.

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