



Windermere Marina

£425,000

50 And 51 Nabwood, Windermere Marina, Bowness On Windermere, LA23 3BN

A fabulous 4 bedroomed boathouse on the ever popular Windermere Marina. Previously 2 properties, the owners took the opportunity to buy the neighbouring property and create one large 4 bedroomed boathouse unlike any other in this row.

Quick Overview

- 4 Bedroomed boathouse
- 2 Reception rooms, 1 bathroom and 1 shower room
- Peaceful setting
- Large balcony and 2 shared jetties
- No chain
- Close to Bowness Village
- In good, modern order
- An ideal second home
- Off road parking
- *Superfast broadband speed of 80Mbps



4



2



2



E



Superfast
Broadband



Off Road
Parking

Property Reference: W5978



Sitting Room



Kitchen



Dining Room



Bedroom 1

Description A neatly presented, 4 bedroomed, waterfront property offered in good modern order with private balcony, 2 shared jetties and off road parking.

Entering the property into the shared entrance hall with the neighbouring property and into the open plan kitchen/dining room which offers a good range of wooden wall and base units, laminate worktop, inset stainless steel sink and integrated appliances of; electric cooker grill and hob with extractor hood over, microwave, fridge and slimline dishwasher. The dining room offers ample space for a large dining table and has sliding patio doors to the private balcony. To the spacious sitting room is a feature fireplace with wood surround and marble hearth housing electric fire and sliding patio doors to the balcony.

With 4 bedrooms, with 2 of them having built-in wardrobes which could be removed to make them larger if so desired. There is a shower room and a bathroom both with modern suites, tiled walls and extractor fans. The shower room offers a plumbing for a washing machine. To the rear hall are large built-in cupboards providing ample storage.

To the outside there is a larger than average balcony with the use of 2 jetties shared with the neighbouring properties. There is communal off road parking for 4 cars to the front of Nabwood.

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, bear immediately left at reception and 50 and 51 Nabwood is located on the right hand-side.

Accommodation (with approximate measurements)

Shared Entrance

Inner Hall

Open Plan Kitchen and Dining Room

21' 1" overall x 14' 3" max (6.43m overall x 4.34m max)

Sitting Room

14' 2" x 13' 2" max (4.32m x 4.01m max)

Bedroom 1

9' 9" x 9' max (2.97m x 2.74m max)

Bedroom 2

9' 2" x 9' (2.79m x 2.74m)

Bedroom 3

9' 5" x 6' 3" (2.87m x 1.91m)

Bedroom 4

9' 5" x 6' 3" (2.87m x 1.91m)

Shower Room

Bathroom

Balcony

30' x 7' 1" (9.14m x 2.16m)

Jetty 1

18' 10" x 3' (5.74m x 0.91m)

Jetty 2

17' 1" x 3' (5.21m x 0.91m)

Property Information

Tenure Leasehold. Subject to the remainder of a 99 year lease dated the 1st July 1962 (38 years remaining). There is the opportunity to purchase the freehold of this property from Windermere Marina Village, please enquire for more information.

Services Mains electricity, water and drainage.

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.

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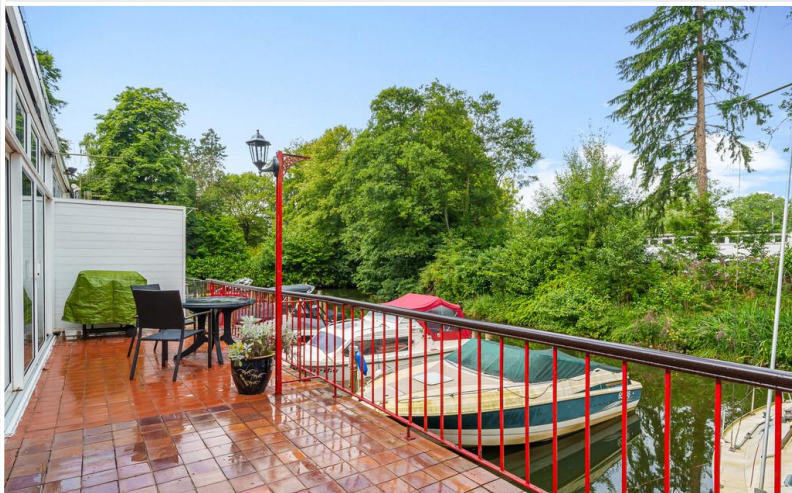
Bedroom 2



Bedroom 3



Bedroom 4

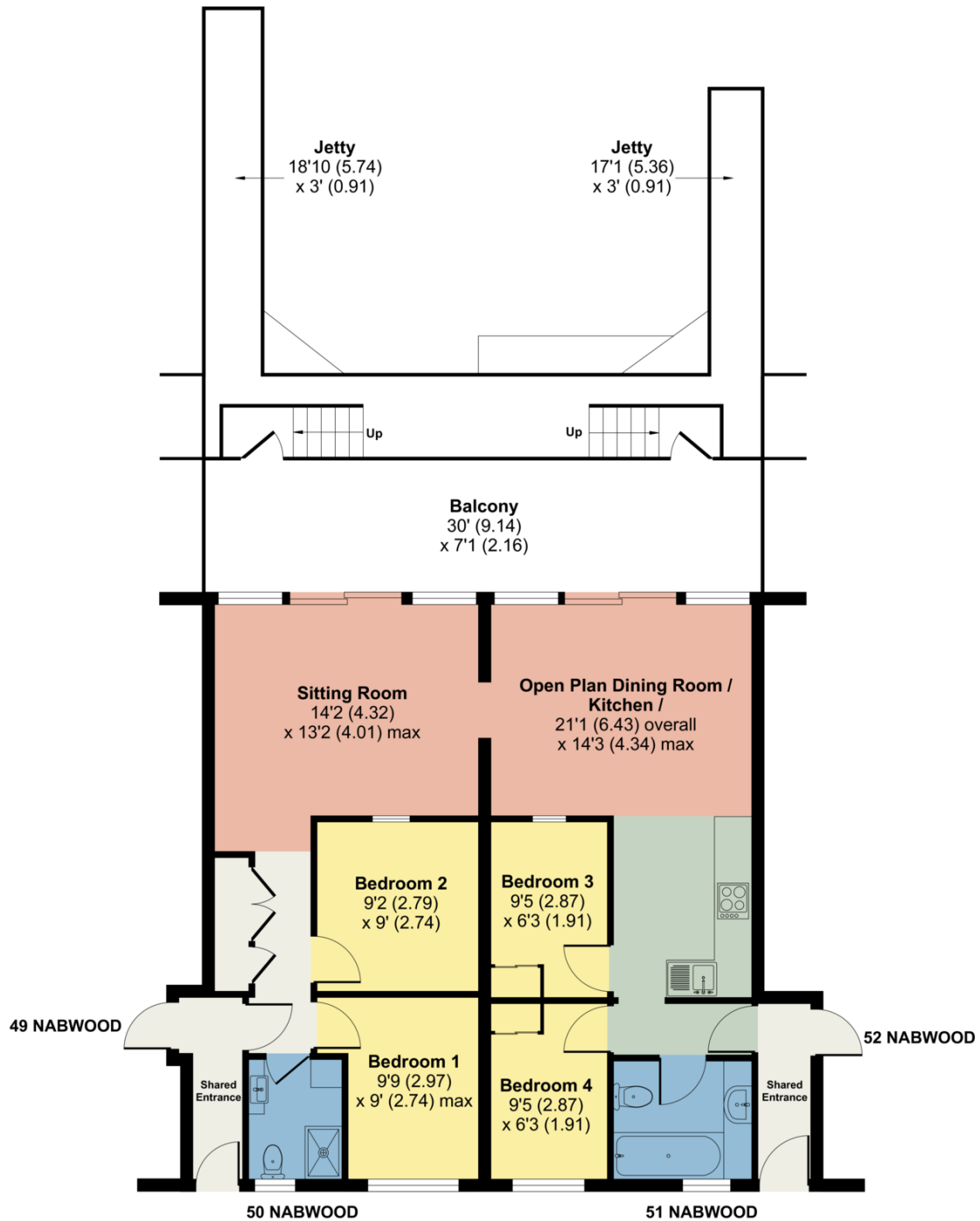


Balcony

50 & 51 Nabwood, Windermere Marina Village, Bowness-on-Windermere, LA23

Approximate Area = 871 sq ft / 80.9 sq m (excludes shared entrances)

For identification only - Not to scale



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: 1013712

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