

Bowness On Windermere

£210,000

Flat 1 Merewyke Court, North Terrace, Bowness On Windermere, Windermere, Cumbria, LA23 3AU

A refurbished modern ground floor 1 bed roomed apartment conveniently situated on a small side street towards the upper area of Bowness Village with mainly uPVC double glazed windows and electric night storage heating and is a perfect property for first time buyers or holiday home purchasers.

Quick Overview

- 1 bed roomed apartment
- Excellent modernised order
- Ground floor
- Residents on street parking
- No Chain
- Mainly UPVC double glazed windows
- Electric heating
- Super first time buyers or holiday home property

*Superfast Broadband speed of 80 Mbps



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Superfast
Broadband



Residents On
Street Parking

Property Reference: W5990



Living/Dining Room



Living/Dining Room



Kitchen



Description:

Forming part of a traditional stone and slated Lakeland building which is split into 4 flats with a sweet shop to the front and whilst slightly hidden away on a quiet side street is right in the heart of Bowness on Windermere village with all the shops and amenities on the doorstep and Bowness Bay with Lake Windermere only a short stroll down the hill.

1 Merewyke Court has had a program of refurbishment in recent months which include a replacement kitchen, bathroom, complete redecoration, partial rewiring, and new carpets. The result is a flat that is ready to walk into and enjoy!

Location:

From Windermere proceed down New Road, continuing as Lake Road towards Bowness. Upon entering Bowness turn left onto North Terrace immediately after Sweet Traditions sweet shop. Approximately 25 yards on the left hand side is a turning into a courtyard area, on your left are the stairs which take you up to Flat 1.

Accommodation: (With approximate measurements)

Living Room / Dining Room

14' 4" x 10' 8" (4.37m x 3.25m)

Kitchen

9' 4" x 6' 10" (2.84m x 2.08m)

Bedroom

13' 1" x 9' 7" (3.99m x 2.92m)

Shower Room

Property Information:

Services:

Mains water, drainage, and electricity.

Tenure:

The property is held on the residue of a 150 year lease from 2021 with the owner of flat 1 paying a 25% proportion of shared building costs and insurance. (Although the owner is solely responsible for the roof above the bedroom as this only protects 1 Merewyke Court's accommodation).

A copy of the lease is available for inspection at the office.

Council Tax:

Westmorland & Furness - Band A

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:

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Notes:

* Checked on <https://checker.ofcom.org.uk> 10th August 2023 - not verified.



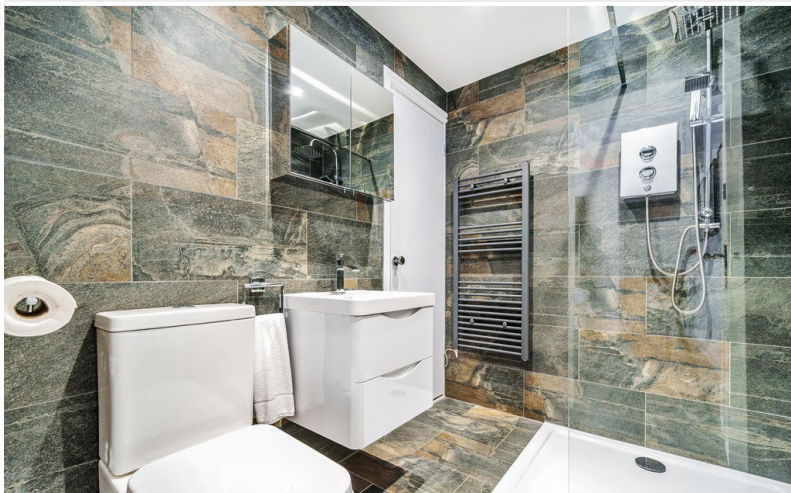
Bedroom 1



Bedroom 1



Bedroom

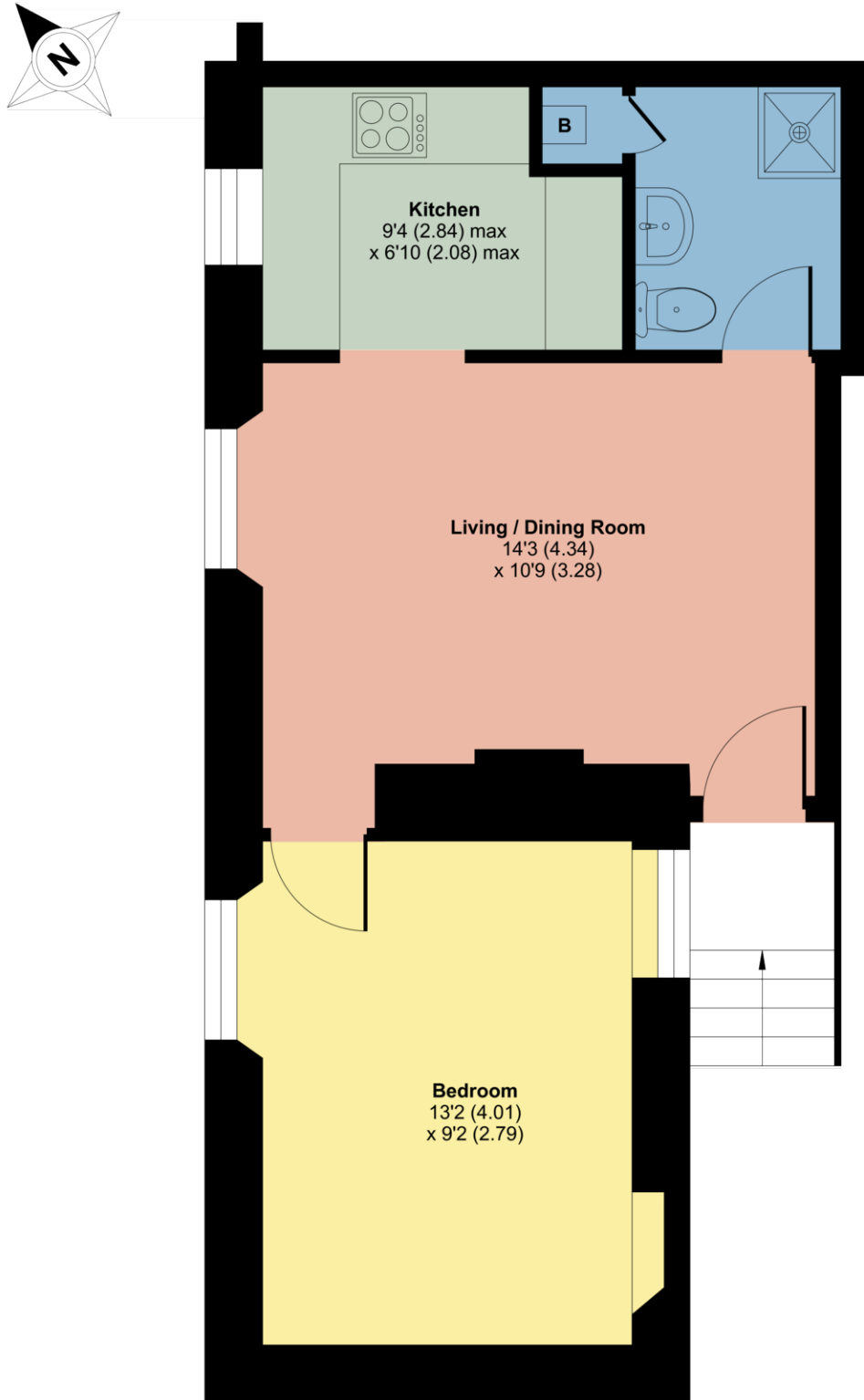


Shower Room

1 Merewyke Court, North Terrace, Windermere, LA23

Approximate Area = 414 sq ft / 38.4 sq m

For identification only - Not to scale



GROUND 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: 1020830

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