



Ambleside

£365,000

10 Oaklands, Millans Park, Ambleside, Cumbria, LA22 9AG

Quietly yet conveniently placed with all that Ambleside has to offer on hand, this bright and spacious 2 double bedroomed second floor apartment is superbly located.

Enjoying wonderful fell views including Loughrigg, and Fairfield Horseshoe, this welcoming home includes a lovely dual aspect dining lounge, a kitchen, 2 double bedrooms, modern bathroom, private parking and communal grounds - the perfect holiday let, lock up and leave weekend retreat or permanent home in the heart of the Lake District.

Quick Overview

Excellent location

2 bedroomed second floor apartment

Lovely views over rooftops to the surrounding fells

Close to central Ambleside and amenities

Communal grounds

Walks from the doorstep

Ideal weekend retreat, holiday let or permanent home

No upward chain

Allocated car parking space

Superfast Broadband 80Mbps*



2



1



1



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Superfast
Broadband



Allocated Space

Property Reference: AM3973



Lounge



Communal Grounds and View



Bedroom 1



Communal Grounds

Location Oaklands is located on Millans Park, a quiet residential setting which separates the village centre from Ambleside Park. The property can be approached from Rothay Road onto Compston Road following the one way system turning left immediately before Zeffirellis Cinema. Bear second left into Millans Park and just past Millans Court, Oaklands is found on the right with car parking provision within the grounds.

What3Words ///pencil.subplot.hoofs

Description With central Ambleside just a minute or so stroll away, one might be surprised by the degree of peace and quiet enjoyed at this bright and spacious purpose built second floor apartment. With views of Loughrigg and the Fairfield Horseshoe on offer, it is very easy, whilst relaxing in the welcoming accommodation, to forget that a wide array of shops, cinemas, restaurants and of course traditional Lakeland inns are all virtually on the doorstep.

Oaklands is a very popular setting quietly placed just off Millans Park and this well planned apartment is fortunate enough to have windows on two elevations which combine to provide both bright living space and delightful views.

The accommodation includes a bright dining lounge, perfect for relaxing and admiring the views. The kitchen is fitted with wall and base units with work surfaces and stainless steel sink and drainer. Integrated appliances include a Philips 4 ring electric hob with extractor over, and a Lamona oven and grill. The shower room is part tiled with Mira shower set within a glazed corner unit, a wash basin, WC and heated ladder style towel rail/radiator. A double bedroom with fabulous fell views and a further double room currently utilised as a twin.

Currently a successful holiday let with Cumbrian Cottages, but would equally serve as a private weekend retreat or permanent home and will undoubtedly delight those who view, so early inspection is strongly advised.

Accommodation (with approximate dimensions)

Communal Entrance Hall and Staircase

Second Floor

Private Entrance Hall With two store cupboards, one housing the Worcester gas boiler.

Dining Lounge 16' 4" x 11' 5" (4.98m x 3.48m)

Kitchen 10' 9" x 6' 0" (3.30m x 1.83m)

Bedroom 1 11' 3" x 6' 9" (3.45m x 2.08m)

Bedroom 2 12' 2" x 9' 10" (3.73m x 3.00m)

Shower Room

Outside The property enjoys communal grounds with attractive trees and shrubbery and private car parking. There is one space allocated to this apartment with additional visitor car parking available.

Property Information

Services Mains gas, electric, water and drainage are all connected. Property has gas fired central heating and double glazing.

*Broadband checked on <https://checker.ofcom.org/> 18th August, 2023 - not verified.

Tenure Leasehold for a term of 999 years from 1989. The Management Company Oaklands (Ambleside) Management Ltd owns the freehold and is formed by the owners of apartments within the Oaklands Development. The current service charge is understood to be £370 per quarter. This is understood to include buildings insurance, maintenance of the common parts including the grounds, the building and common areas internally.

Business Rates The property has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Kitchen



Lounge



View

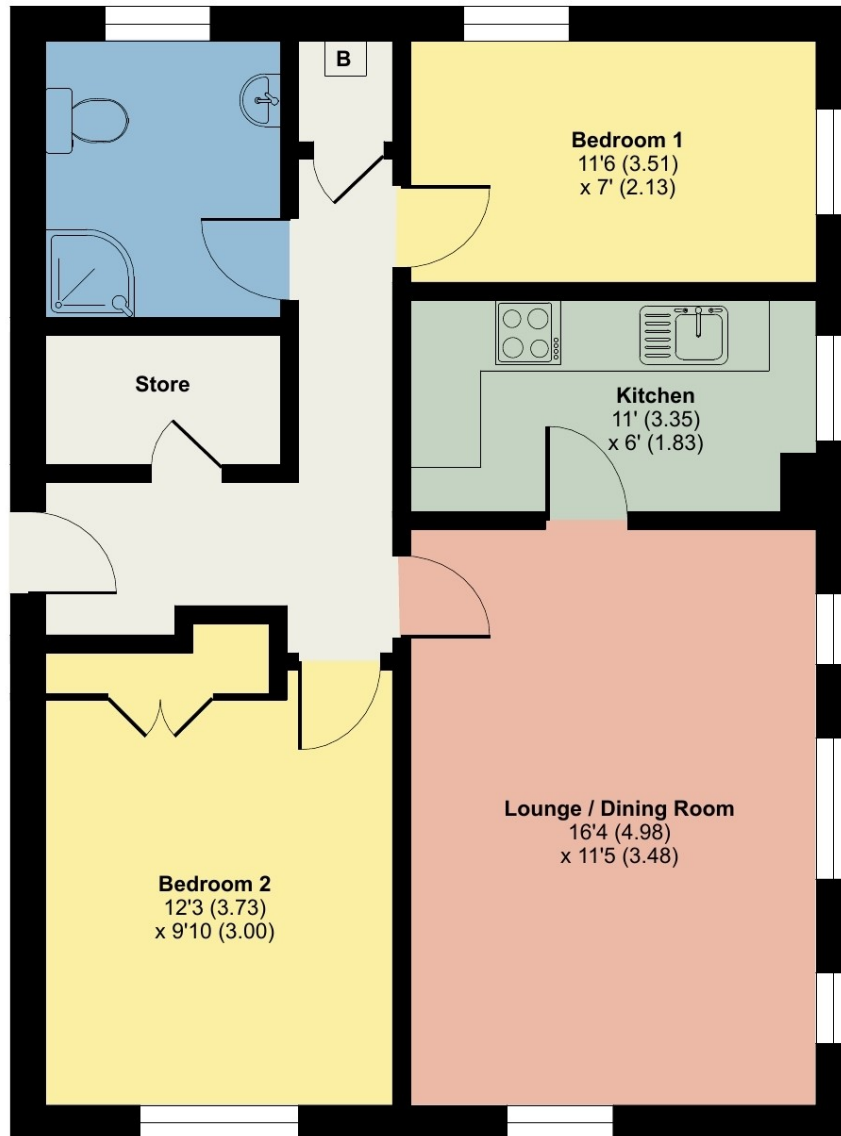


Bedroom 2

10 Oaklands, Millans Park, Ambleside, LA22

Approximate Area = 656 sq ft / 61 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1023401

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.
As this is a successful Holiday Let, viewings will be arranged around changeover days.

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 19/08/2023.

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