



## Windermere

**£235,000**

Flat 3 Caxton House, 15 Church Street, Windermere, Cumbria, LA23 1AQ

A spacious 2 bedroomed well maintained first floor flat, within a traditional Lakeland building conveniently situated in Windermere village, making it close to all the amenities it has to offer. With far reaching fell views over the rooftops and the rare advantage of a dedicated parking to the rear.

### Quick Overview

- 2 bedroomed flat
  - 1 reception room and 1 shower room
  - Central location
  - Viewing highly recommended
  - Views of the Lakeland fells
  - Close to all amenities and railway station
  - Refurbished to a high standard
  - Suitable as a permanent residence, 2nd home or holiday let
  - Off road parking
- \*Superfast Broadband speed 80mpbs available



2



1



1



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Superfast  
Broadband



Off Road  
Parking

Property Reference: W5994



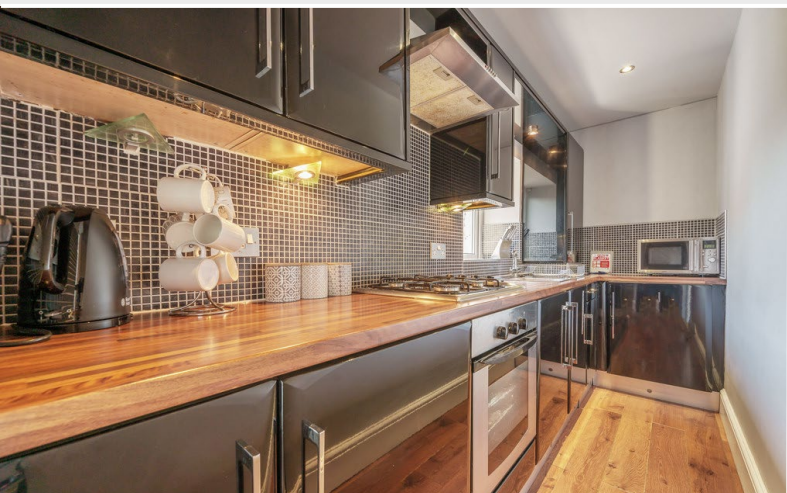
Living Room



Living Room



Living Room



Kitchen

**Description:** Refurbished to a high standard by the current owners, Flat 3 Caxton House is a traditional Lakeland stone and slated building split into five apartments situated in the centre of Windermere with the amenities of the village very close at hand and the village of Bowness On Windermere and the lake being only approx. 20 min walk away. The property can be accessed from both Church Street or off Elleray Road through a communal entrance hall and has spacious rooms with tall ceilings and large picture windows

The property comprises of entrance hall, large spacious living room with real fire with patterned tiled hearth and wood surround and under window storage. Kitchen with Indesit built in electric oven, built in gas hob with extractor over and built in fridge. Cupboard housing the Potterton gas boiler. Bedroom 1 has far reaching views of the Lakeland fells, bedroom 2 also has views of the fells and 2 built in cupboards one with shelving. Shower room having WC, pedestal washbasin and large walk in shower.

Furniture is available under separate negotiation.

**Location:** Conveniently situated for the amenities of Windermere Village. Located on Church Street, on the A591 Kendal to Ambleside Road. From Windermere on Main Road, bear right onto Church Street at the top, where Caxton House can be found midway along the row almost opposite the path to Orrest Head.

**Accommodation:** (with approximate measurements)

Communal entrance hall

Stairs from communal entrance hall to:

Entrance hall

Living Room

18' 8" x 13' 2" (5.69m x 4.01m)

Kitchen

12' 0" x 4' 3" (3.66m x 1.3m)

Bedroom 1

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom 2

14' 7" x 9' 0" (4.44m x 2.74m)

Shower Room

### Property Information:

#### Outside:

Parking space to the rear. (access off Elleray Road).

#### Tenure:

3 Caxton House is held on the residue of a 999 year from 1986, subject to a ground rent of £5 per annum, The building consist of 5 units in total with No.3 contributing 25% of the building insurance and building maintenance costs which we understand equates to £75 per month. Vacant possession upon completion.

#### Services:

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

#### Business Rates:

Rateable value of £2,400 with the amount payable of £1,176.00 for 2023/24. Small business relief may apply.

#### Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

#### Energy Performance Certificate:

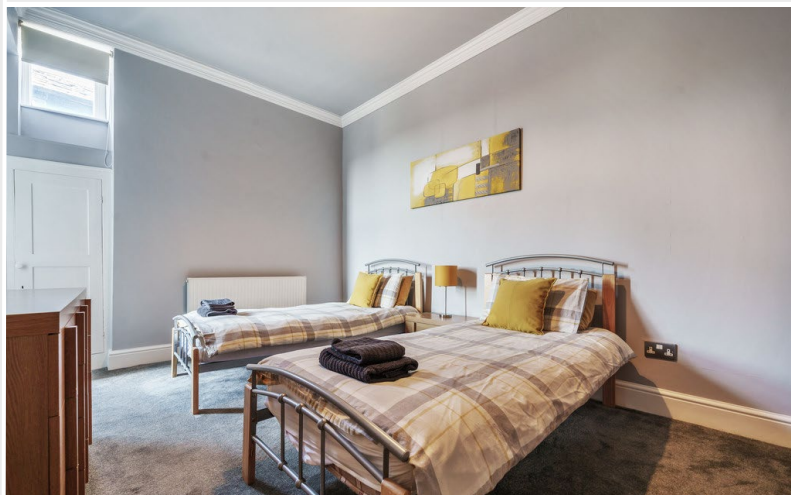
The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** //contour.impeached.melt

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 7th September 2023 - not verified.



Bedroom 1



Bedroom 2



View

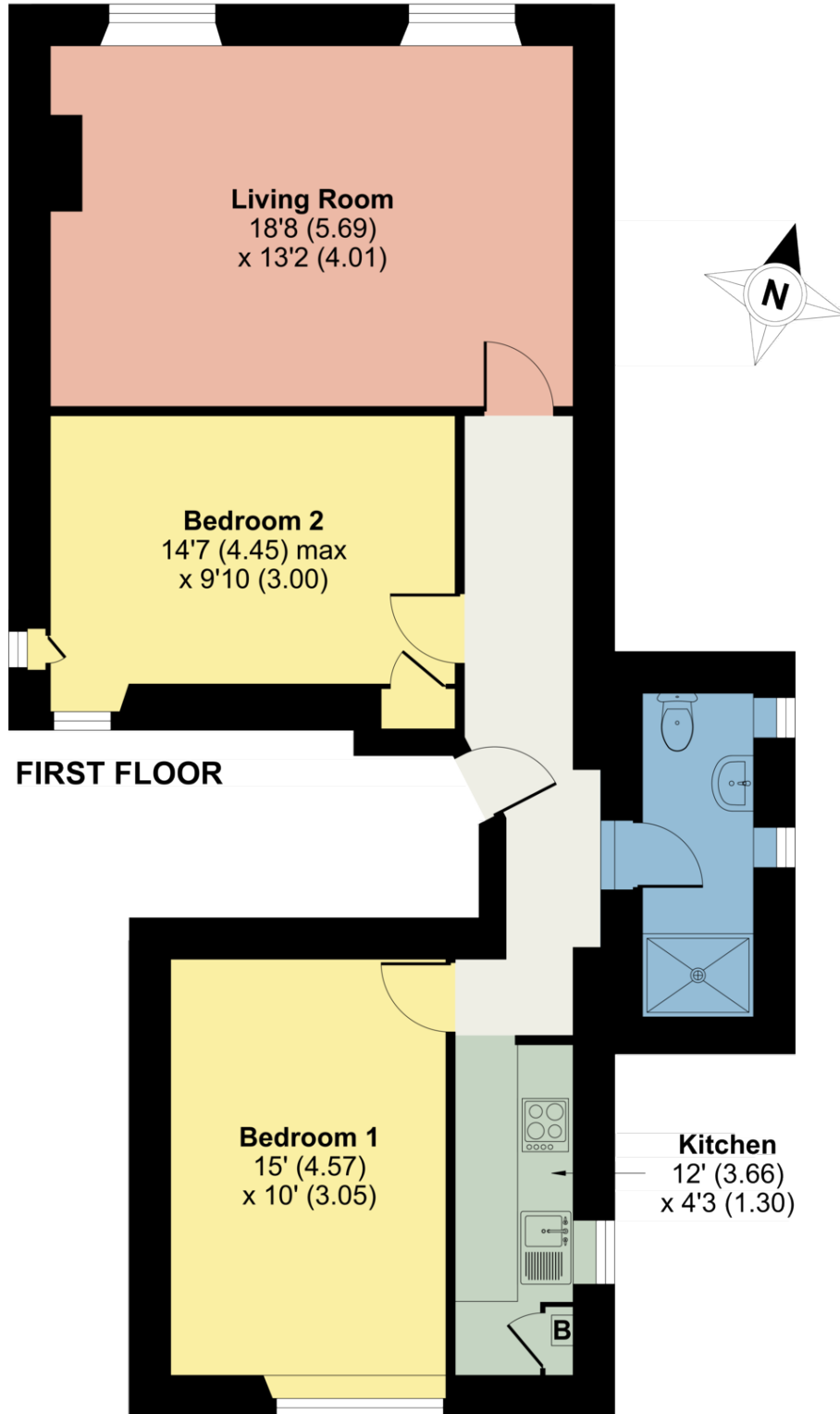


Parking Space

# 3 Caxton House, Church Street, Windermere, LA23

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1028026

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