



# Windermere

£80,000

28 Alexandra Court, Ellerthwaite Road, Windermere, LA23 2PR

A 1 bedroom second floor apartment, situated in a purpose built retirement development for the over 50s situated close to Windermere centre. Manageable accommodation being centrally positioned and convenient for the amenities of Windermere with communal landscaped gardens and parking.

## Quick Overview

- 1 Bedroomed over 50's Retirement Development
- 1 Reception Room & 1 Bathroom
- Perfect Central Location
- Residential Lounge
- Communal Grounds and Shared Parking
- Close to Amenities
- In need of Re-decoration
- Guest Bedroom
- Off Road Parking
- Superfast broadband speed of 80Mbps



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Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6000



Living Room



Living Room



Living Room



Kitchen

**Description:** 28 Alexandra Court is a second floor retirement apartment constructed in 1989 by Messrs. McCarthy and Stone, designed for purchasers aged 50 years and over. The development incorporates many thoughtful design features including security door entry system recently updated to include vision of building access area, lift service, emergency communication system and house manager. Other facilities include attractive communal residents lounge, laundry room and a guest suite for over night visitors.

The entrance to number 28 has a shelved cupboard with fuse board and meters as well as water tank. Then to the left is the living room including an emergency chord and the kitchen consisting of wall and base units, Electrolux oven, electric hob with extractor over and a stainless steel sink.

Moving back into the entrance hall you have the bedroom with another emergency chord and the bathroom including a 3 piece suite of WC, bath with shower over and wash basin with vanity unit.

**Location:** Situated in level surroundings just outside Windermere village, therefore convenient for village amenities. To find Alexandra Court from Ellerthwaite Square out of Windermere towards Bowness, turn left into Ellerthwaite Road and right by the fire station and Alexandra Court is the first turning on the left hand side.

**Accommodation:** (with approximate measurements)

**Entrance Hall**

**Living Room** 18' 10" x 10' 7" (5.74m x 3.23m)

**Kitchen** 7' 4" x 5' 5" (2.24m x 1.65m)

**Bedroom 1** 14' 0" x 8' 8" (4.27m x 2.64m)

**Bathroom**

**Property Information:**

**Outside:** Communal garden and off road parking.

**Services:** Mains water, drainage and electricity.

**Tenure:** The property is held long leasehold for a term of 125 years which commenced in 1989, subject to an annual ground rent of £485.86. There is also an annual maintenance/service charge to cover the house manager/warden, upkeep of the common parts (including heating and lighting of the residents lounge), gardening, lift maintenance, window cleaning, building insurance and water rates etc. The service charge for 2024/25 is £1,952.00 and is paid half yearly in advance.

**Council Tax:** Westmorland and Furness Council - Band B.

**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:** ///readjust.mouse.importers

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



Bedroom



Bedroom



Bathroom



Communal Lounge

# 28, Alexandra Court, Ellerthwaite Road, Windermere, LA23



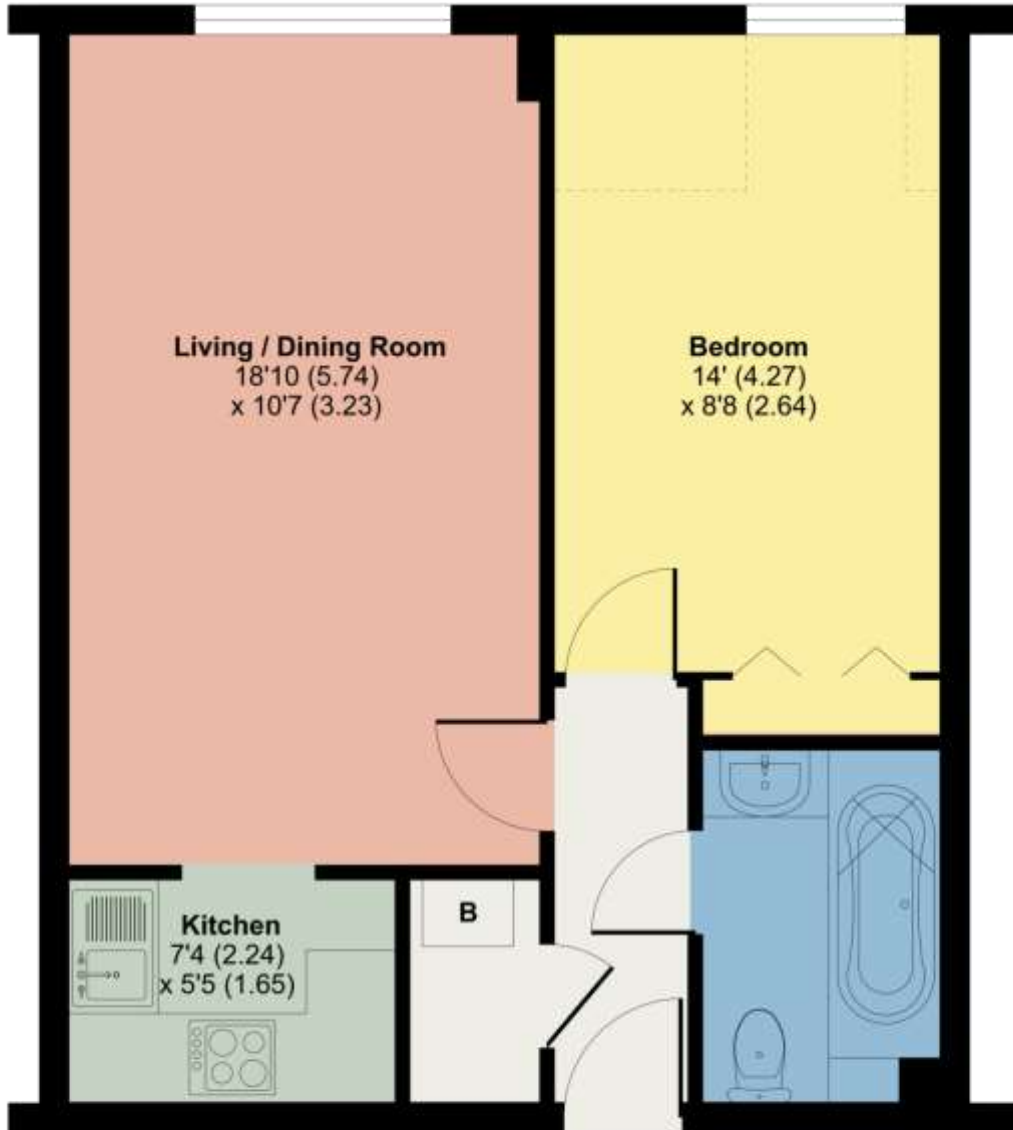
Denotes restricted head height

Approximate Area = 452 sq ft / 41.9 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 470 sq ft / 43.5 sq m

For identification only - Not to scale



**SECOND 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: 1032036

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