



Bowness On Windermere

£220,000

49a Quarry Rigg, Bowness On Windermere, LA23 3DT

A fantastic, centrally located, 2 bedroomed top floor apartment with views of the beautiful Lakeland Fells and the added bonus of communal off road parking. An ideal lock up and leave, holiday let, long term let or main home. The contents is available by separate negotiation.

Quick Overview

2 Bedroomed top floor apartment

1 Reception room and 1 bathroom

Fantastic central location

Views of the Lakeland Fells

Currently used as a holiday let

Close to local amenities

In good order

An ideal lock up and leave, holiday let, long term let or main home

Communal off road parking

*Superfast broadband speed of 80 Mbps available - please note there is not currently a telephone line in the property



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Superfast
Broadband
Available



Communal Off
Road Parking

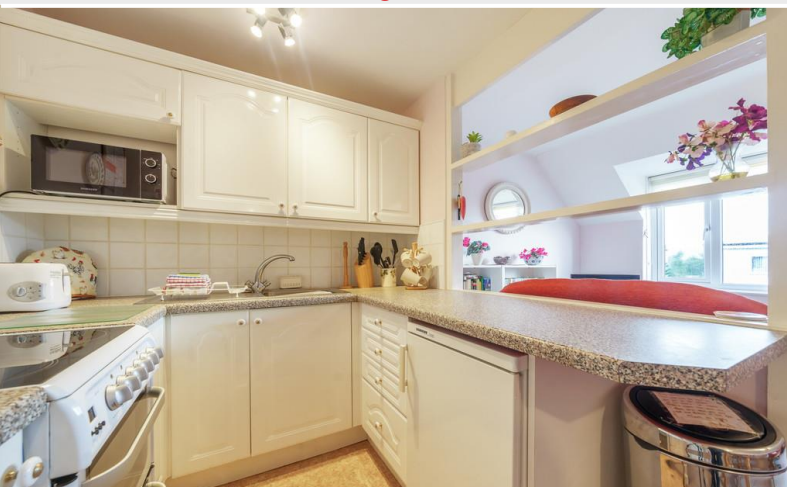
Property Reference: W5997



Living Room



Living Room



Kitchen



Dining Area

Description:

A neatly presented second floor, 2 bedroomed apartment set in the heart of Bowness Village with views of Lake Windermere and the surrounding Lakeland fells. An ideal weekend retreat, holiday let or long term investment property with communal off road parking at the rear of the property and within walking distance of all the amenities Bowness has to offer.

On entering the hallway is a built in shelved airing cupboard with hot water cylinder. Moving into the living/kitchen area there are stunning views of the Lakeland fells. The kitchen includes fitted wall and base units, inset stainless steel sink, Ultima Hotpoint oven and induction hob, space for microwave and Liebherr fridge. Bedroom 1 is a double room with fabulous views of Lake Windermere and the Lakeland fells with a built in shelved wardrobes and bedroom 2 is currently arranged as a twin room. Finally the bathroom includes a 3 piece white suite comprising of bath, wash basin and WC, tiled walls and flooring and plus towel rail.

Location:

Quarry Rigg is located in the heart of Bowness being a short walk away from the village amenities. From Windermere proceed down Lake Road towards Bowness bearing right immediately before the Royalty Cinema into Longlands road, bear left at the bottom of the hill following the road round. 49a Quarry Rigg is the first part of Quarry Rigg on the left hand side, With the main parking area a short way past on the left.

Accommodation: (with approximate measurements)

Entrance Hall

Living/Kitchen Area

15' 5" x 14' 2" (4.7m x 4.32m)

Bedroom 1

10' x 9' 2" (3.05m x 2.79m)

Bedroom 2

9' 11" x 9' 2" (3.02m x 2.79m)

Bathroom

Property Information:

Outside:

Communal off road parking.

Services:

Mains water, drainage and electricity. uPVC double glazing to windows. Off peak heating and hot water.

Tenure:

Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £504.25 per quarter inclusive of block buildings insurance with a ground rent of £30 per annum.

Business Rates:

Westmorland and Furness Council - Rateable value of £2,400 with the amount payable of £1176 for 2023/24. Small business relief may apply depending on circumstances.

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:

//anguished.loss.spillage

Notes:

*Checked on <https://checker.ofcom.org.uk> 25th September 2023 - not verified.



Bedroom 2



Bedroom 2



Bathroom

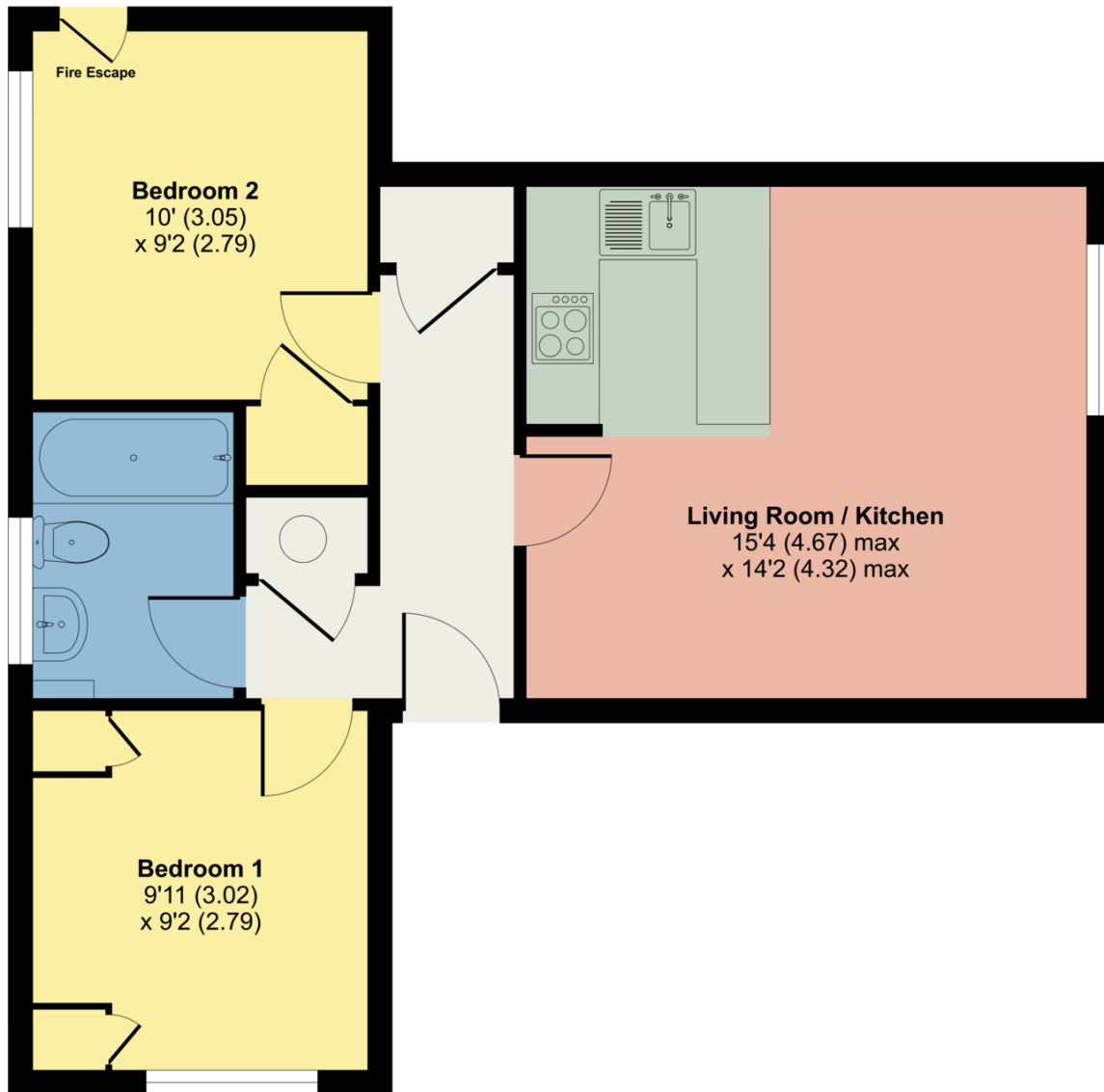


Views

49A Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 536 sq ft / 49.8 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: 1036141

A thought from the owners...The flat has been a warm and cosy getaway for over 40 years and we have many lovely memories of the Lakes .It has been a happy place -long may this continue.

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 27/09/2023.

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