



102 Elleray Gardens, Windermere  
£165,000



## 102 Ellera Gardens

Windermere

A well proportioned purpose built first floor retirement apartment exclusive for those aged 55 years and over. The apartment is centrally located within Windermere village convenient for the many local amenities which include public transport services, Boots supermarket, Boots the chemist, a variety of shops, cafes and restaurants, a bank, post office and church. Windermere offers easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

The apartment provides secure living arrangements and briefly comprises of a ground floor entrance hall with stairs leading to a landing. The first floor offers a hall with airing cupboard and cloaks/storage cupboard, sitting/dining room, kitchen, two bedrooms and a shower room. There are emergency pull cords in every room which alert the resident warden and the property benefits from Upvc double glazing and electric heating.

The communal areas include a residents lounge, a laundry room, a guest suite for overnight visitors and landscaped gardens. There is development residents parking and visitor parking.

## GROUND FLOOR

### ENTRANCE HALL

3' 3" x 3' 3" (0.99m x 0.98m)

Both max. Double glazed door.

### FIRST FLOOR

### LANDING

3' 3" x 3' 0" (0.98m x 0.92m)

### HALLWAY

9' 3" x 6' 9" (2.83m x 2.05m)

Both max. Electric radiator, loft access, built in cupboard housing hot water cylinder, built in wardrobe.

### SITTING/DINING ROOM

21' 3" x 9' 9" (6.47m x 2.96m)

Both max. Double glazed window, electric radiator, fireplace.

### KITCHEN

9' 8" x 6' 4" (2.95m x 1.93m)

Both max. Double glazed window, electric radiator, base and wall units, sink, electric hob, counter top mini oven, extractor/filter over, fridge, washing machine, tiled splashback.

### BEDROOM

12' 4" x 9' 6" (3.76m x 2.89m)

Both max. Double glazed window, electric radiator, built in cupboard.

### BEDROOM

11' 4" x 6' 8" (3.45m x 2.03m)

Both max. Double glazed window, electric radiator.

### SHOWER ROOM

7' 11" x 5' 5" (2.42m x 1.64m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with electric shower fitment, partial tiling to walls, tiled flooring.





## OUTSIDE

Communal gardens for all residents.

## OFF ROAD

Communal parking for residents on a first come first serve basis.

## EPC RATING C

## SERVICES

Mains electric, mains water, mains drainage.

## COUNCIL TAX: BAND B

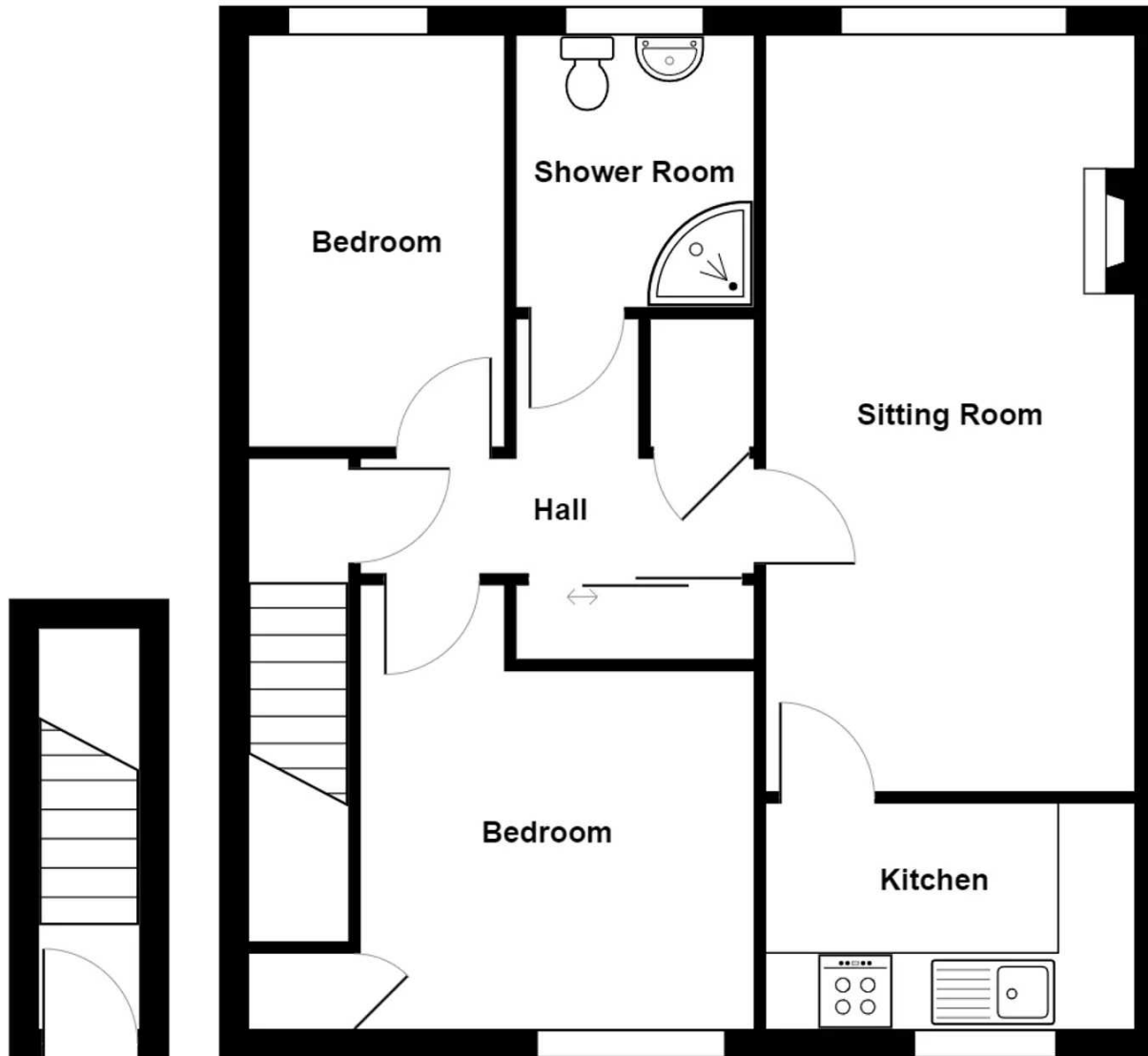
## TENURE: LEASEHOLD

## DIRECTIONS

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road, turn right on to College Road then immediately right into the Elleray Gardens development. Number 102 is located in the apartment block situated to the left of the main development block.

**WHAT3WORDS:** legal.inversion.corner





**First Floor**

102 Elleray Gardens, Windermere

Total Area: 55.3 m<sup>2</sup> ... 595 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



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