



# Windermere

**£300,000**

9a Crescent Road, Windermere, Cumbria, LA23 1EA

A substantial and spacious 4 Bedroomed duplex apartment located in the centre of Windermere, ideal for all the amenities. Decorated to a high standard and currently a long term let, this property would be an ideal holiday let or permanent home.

## Quick Overview

4 bedroomed maisonette apartment

1 reception room and 2 bathrooms

Central location

Deceptively spacious

Currently a long term let

Close to amenities, transport and schools

In good decorative order

Ideal permanent home, long term/holiday let or

2nd home

Permit Parking Available

\*Superfast Broadband available of 80 Mbps



4



2



1



E



Superfast  
Broadband



Permit Parking  
Available

Property Reference: W6002



Open plan living room/kitchen



Open plan living room/kitchen



Kitchen area



Kitchen area

#### Description:

9a Crescent Road is situated in the centre of the village of Windermere and is therefore close to all the amenities it has to offer. This substantial, well decorated duplex apartment comprises on the first floor of open plan living room/kitchen, the kitchen has appliances of built in Bosch electric oven with gas hob and extractor fan over. Built in dishwasher and fridge/freezer, utility room housing the Vaillant gas boiler and plumbing for washing machine, bedroom 1 with en-suite of WC, shower, inset washbasin and vanity unit and heated towel rail and on the second floor 3 further bedrooms with bedroom 2 having views of the fells and a bathroom. An ideal holiday let, long term let or permanent home in a great location.

#### Location:

On entering Windermere from the A591, follow the on way system round onto Crescent Road and the property is located in the centre of Windermere Village above the Cowshed coffee shop.

Accommodation: (with approximate measurements)

Entrance porch

Entrance Hall

Stairs from the entrance hall lead to first floor.

Open plan living room/kitchen

22' 4" overall x 13' 0" max (6.81m x 3.96m)

Bedroom 1

14' 8" x 12' 0" inc en-suite (4.47m x 3.66m)

En-suite

Utility room

10' 2" x 6' 7" (3.1m x 2.01m)

Stairs from first floor leads to second floor.

Landing

Bedroom 2

12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom 3

12' 11" x 10' 2" min (3.94m x 3.1m)

Bedroom 4

10' 3" x 9' 3" (3.12m x 2.82m)

Bathroom

### Property Information:

#### Tenure:

Leasehold. Subject to the remainder of a 250 year lease dated the 18th May 2018. The current ground rent is £200 per annum with the building insurance and building maintenance is shared 50/50 with the below building. There is no annual service charge and any items of maintenance will be handled on an 'as and when' basis.

#### Services:

Mains gas, water and electricity.

#### Council Tax:

Westmorland and Furness Council - Band D.

#### 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:

//whites.crate.skinning

#### Notes:

Checked on <https://checker.ofcom.org.uk> 22nd September 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



En-suite

# 9A Crescent Road, Windermere, LA23

Approximate Area = 1311 sq ft / 121.7 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichicom 2023 by a third party.  
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