



# Windermere

**£199,950**

17 Elleray Gardens, Windermere, Cumbria, LA23 1JE

This newly refurbished 2 bedroom bungalow is a hidden gem, nestled in a convenient location and close to all village amenities. Designed for persons over the age of 55.

## Quick Overview

- 2 Bedroomed Bungalow
- 1 Reception Room & 1 Bathroom
- Peaceful location
- Communal Garden
- No chain
- Close to amenities
- Unfurnished
- Over 55's Development
- Off Road Parking

\*Superfast Broadband speed 80mpbs available



2



1



1



E



Superfast  
Broadband



Off Road  
Parking

Property Reference: W6018



Hallway



Living Room



Kitchen



Bedroom 1

**Description:** Elleray Gardens was constructed in the 1980's and offers managed services and grounds for the retired persons over the age of 55. No.17 is a newly refurbished 2 bedroomed bungalow, set in a quiet location yet within walking distance of all village amenities and local transport. The property has been substantially modernised, which included refitting the kitchen, complete replacement of the bathroom, re-carpeting and re-wiring. The bungalow benefits from an emergency cord system to alert the resident manager and there are also communal grounds surrounding the development, plus residents communal parking. An unfurnished property ready for moving into.

**Location:** From Windermere's Main Road on the one way system head towards Ambleside bearing left onto College Road opposite the Lamplighter Hotel. Bear first right after approximately 50 metres into Elleray Gardens and proceed into the development where 17 Elleray Gardens is situated straight ahead at the end of the drive.

**Accommodation:** (with approximate measurements)

**Living Room** 15' 1" x 9' 1" (4.6m x 2.77m)

**Kitchen**

**Bedroom 1** 11' x 9' 2" (3.35m x 2.79m)

**Bedroom 2** 11' 3" x 6' 5" (3.43m x 1.96m)

**Bathroom**

**Property Information:**

**Outside:** Communal parking to the front of the development and use of the communal garden.

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

**Tenure:** We understand that the bungalow is leasehold for the term of a 150 years from 1987 with an annual service charge of £1,927.

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

**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:** //distracts.dark.lecturers

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 3rd November 2023 - not verified.



Bedroom 2



Bathroom



Garden

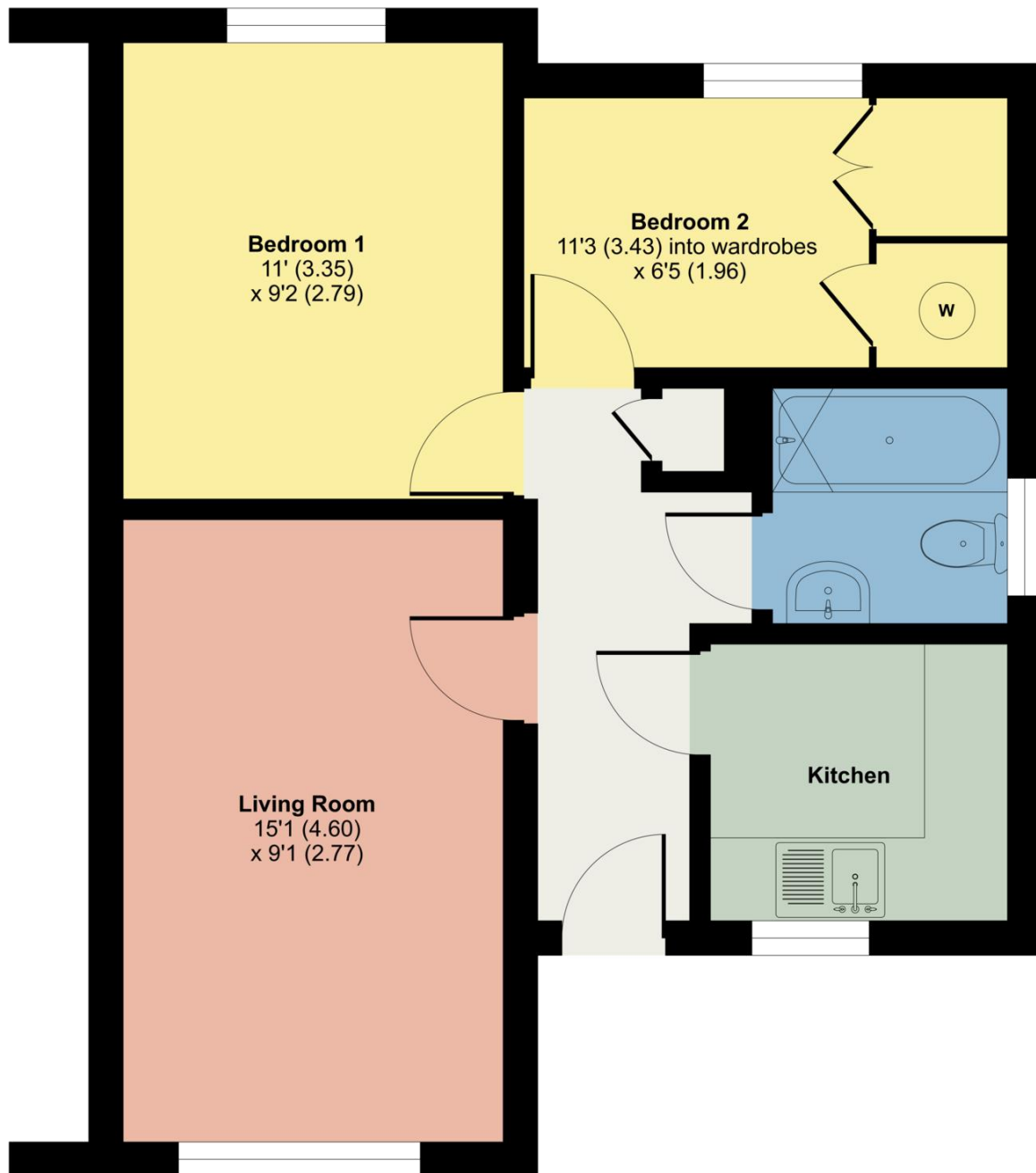


Rear Elevation

# 17 Elleray Gardens, Windermere, LA23

Approximate Area = 492 sq ft / 45.7 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). © n|checon 2023. Produced for Hackney & Leigh. REF: 1052585

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