



# Windermere

£185,000

5 Thornthwaite Flats, Windermere, LA23 2EA

A centrally located, 2 bedroomed first floor flat with pleasant fell views and a designated parking space, close to Queens Park recreation ground and only a few minutes walk to Windermere and Bowness villages.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Quick Overview

- 2 bedroomed first floor flat
- 1 reception room and 1 bathroom
- Convenient location
- Lovely aspect from the front window of the Lakeland fells
- No chain
- Close to amenities
- In need of modernisation
- Ideal for a first time buyer or long term let
- Designated parking space
- \*Superfast Broadband speed of 80Mbps available

					
2	1	1	D	Superfast Broadband	Designated Parking Space

Property Reference: W6024



Living/Dining Room



Kitchen



Bedroom 1



Bedroom 2

**Description:** 5 Thornthwaite Flats is a 2 bedroomed first floor flat situated in a convenient location. Now in need of some modernisation this property is ideal for a first time buyer or a long term let. With fantastic views to the Lakeland fells from the spacious living room and kitchen. The property comprises of living room, kitchen, 2 bedrooms (1 with built in wardrobes) and bathroom with 3 piece suite of WC, pedestal washbasin and bath. The property has uPVC double glazed windows and electric heating, as well as the added advantage of a designated parking space. Thornthwaite flats consists of 6 similar apartments, 3 on the ground floor and 3 on the first floor to the rear.

**Location:** Set in an ideal location being a short walk from the villages of Windermere and Bowness and very convenient to Queens Park Recreation Ground.

From the centre of Windermere leave the village at Ellerthwaite Square bearing left at Ellerthwaite Road, follow the road around to the T junction with Park Road and turn right. Thornthwaite Road is the 2nd turning on the left with 5 Thornthwaite Flats being accessed on foot via a metal staircase off Park Road.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Living/Dining Room** 17' 1" x 14' 3" (5.21m x 4.34m)

**Kitchen** 10' 9" x 6' 11" (3.28m x 2.11m)

**Bedroom 1** 13' 10" x 9' 9" (4.22m x 2.97m)

**Bedroom 2** 10' 11" x 8' 0" (3.33m x 2.44m)

**Bathroom**

**Property Information:**

**Outside:** Rear parking area with designated parking space for flat 5. Communal grounds, paths and car park.

**Tenure:** Long Leasehold. For the remainder of a 999 year lease, with a management charge of approximately £250 per annum and a buildings insurance charge of approximately £130 per annum. There is an additional sinking fund charge which changes depending on work required. Park Road Management Co Ltd, operated collectively by the owners of the 6 flats, who own the freehold

**Services:** Mains water, drainage and electricity. Electric heating and uPVC double glazed windows.

**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:** //presides.fashion.chemistry

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 29th November 2023 - not verified.



Living/Dining Room

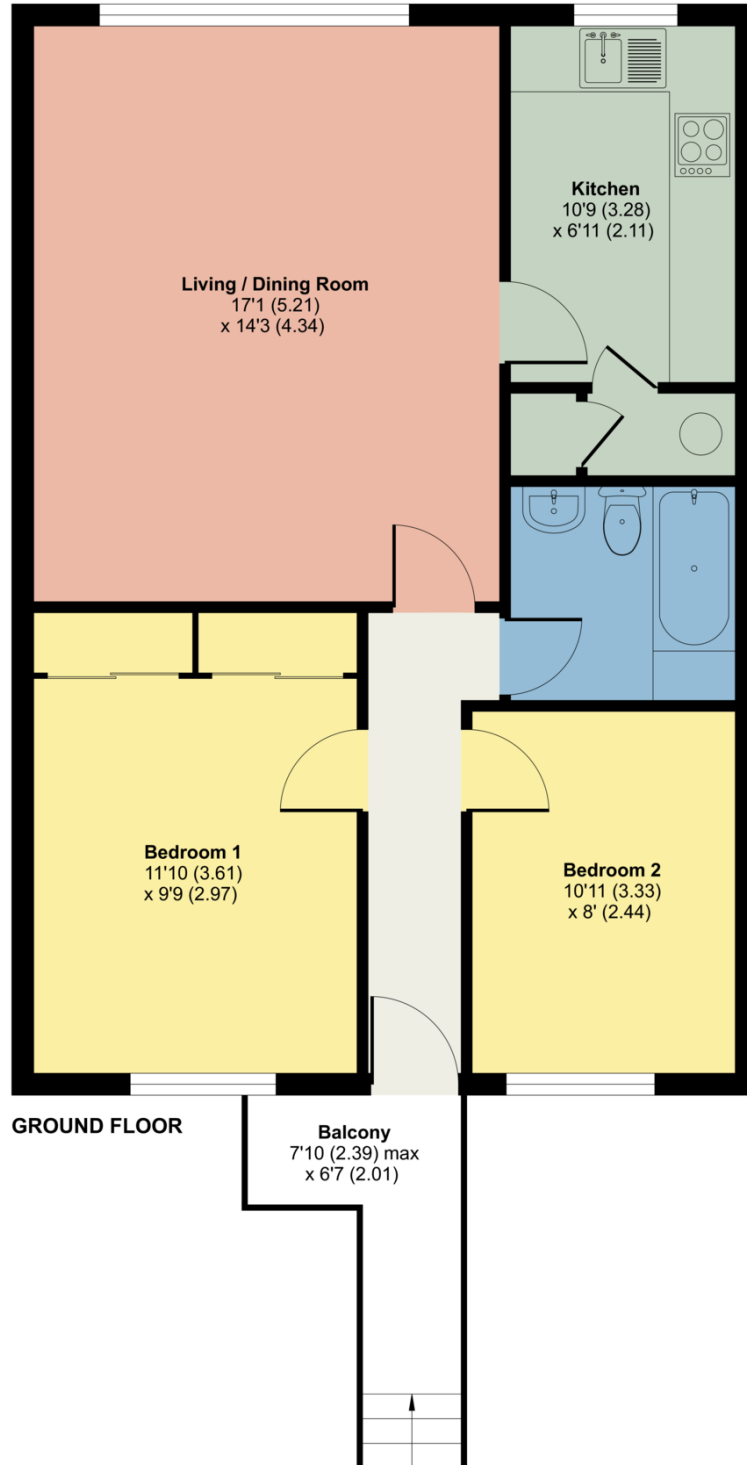


Views

# 5 Thornthwaite Flats, Windermere, LA23

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1061241

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