



## Coniston

£125,000

5 Campbell House, Coniston, Cumbria, LA21 8ER

This bright and airy purpose built double bed roomed first floor apartment combines lovely views to the front with excellent convenience to the village centre. Campbell House was built in 1988 to provide accommodation for active folk aged 55 years and over and provides the perfect permanent residence or second home in this delightful part of the National Park. The accommodation includes a welcoming living room, a stylish fitted kitchen, a double bedroom, shower room and communal car parking.

### Quick Overview

Bright double bed roomed first floor apartment for the over 55's.

Living room, modern kitchen and a shower room

Wonderful views to the front

Superb location just a short stroll from central Coniston

Ideal permanent residence or second home.

Well maintained and presented accommodation

Communal gardens with low overheads.

No upward chain.

Ample communal car parking

Superfast (80 Mbps) Broadband available



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Superfast  
Broadband



Communal Car  
Parking

Property Reference: AM4001



Living Room



Dining Area



Bedroom



Kitchen

**Location** From the centre of Coniston, which is well served by a variety of shops, cafes, public houses, a post office and churches, take the A593 as if heading towards Torver passing the petrol filling station on your left and continuing around the gentle curve in the road where Campbell House is then found on the left hand side opposite the gently sloping meadow on the right. There is parking in the private car park for the development.

**What3Words** ///junior.sheets.unimpeded

**Description** Set back from the road this sunny apartment enjoys views to the east looking over the school playing fields below towards glistening Coniston Water with Grizedale Forest beyond.

The location itself could hardly be better - all that Coniston village has to offer is just a short stroll away, whilst for the more energetic and adventurous, the Lake shore and the high fells are also accessible on foot from the property.

The apartment, like the building as a whole, is very nicely presented and includes a lovely fitted-kitchen with Logik 4 ring induction hob and oven with Philips extractor hood over. Enjoying fell views from the window over the sink, providing possibly the best distraction from the dirty dishes. There is a bright and airy living room with Juliette balcony, a good double bedroom with a wall of fitted wardrobes, and a shower room. There is car parking provision for the apartments within the grounds, and a lovely communal garden. The apartments here can be enjoyed as permanent residences or second homes, but cannot be commercially holiday let - giving a much more relaxed and homely feel to this attractive little development. A splendid opportunity not to be missed.

**Accommodation (with approximate dimensions)**

**Communal Entrance Hall** Stairs to first floor.

**First Floor**

**Communal Landing**

**Private Entrance Hall** With two storage cupboards and door-entry telephone system.

**Living Room** 17' 6" x 12' 5" (5.33m x 3.78m)

**Kitchen** 9' 9" x 5' 3" (2.97m x 1.6m)

**Bedroom** 11' 10" x 11' 10" (3.61m x 3.61m max)

**Shower Room**

**Outside** The communal grounds are managed and maintained by a contractor (covered within the monthly service charge), with a bench from which to enjoy the views. To the front of the property there is good on site communal car parking provision.

### Property Information

**Services** The property is connected to mains electricity, water and drainage. Electric heating to radiators.

**Council Tax** Westmorland and Furness District Council - Band B

**Tenure** Leasehold for 999 years from the 25th March 1988. We understand from a verbal enquiry that the service charge is £116 per calendar month. We also understand that there is a sinking fund established intended to cover maintenance costs, with contributions based on the purchase price of the apartment and levied at the point of disposal.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Communal Garden and View



Living Room



Rear Elevation and Communal Garden

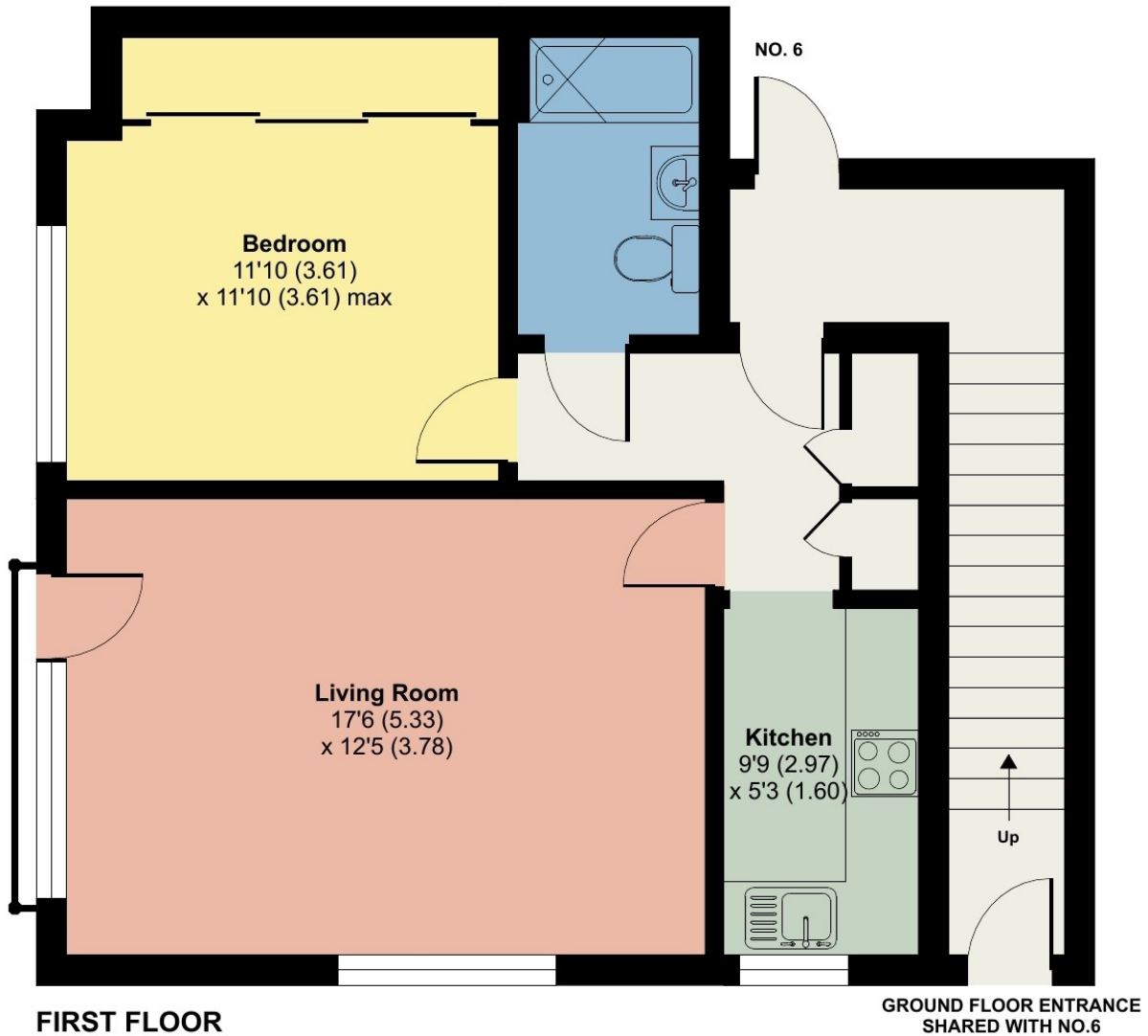


Shower Room

# 5, Campbell House, Coniston, LA21

Approximate Area = 531 sq ft / 49.3 sq m (excludes shared entrance)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023.

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