



## Bowness On Windermere

£235,000

18 Quarry Rigg, Bowness On Windermere, LA23 3DT

A two bedroomed apartment conveniently situated close to the village amenities with the added benefit of a private parking space, single garage and private balcony with glimpses of Lake Windermere and the fells. This apartment would make an ideal permanent home, 2nd home or holiday let.

### Quick Overview

- 2 Bedroomed top floor apartment
- 1 Reception room and 1 bathroom
- Fantastic central location
- Private balcony
- Glimpses of Lake Windermere and the fells
- Close to village and amenities
- In good order
- Suitable for a permanent home, 2nd home or holiday let
- Garage and private parking space
- Superfast Broadband speed 67 Mbps\*



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Superfast  
Broadband



Garage & Private  
Parking Space

Property Reference: W6035



Open Plan Living Room



Open Plan Living Room



Kitchen



Bedroom 1

**Description:** A top floor, 2 bedroomed apartment set in the heart of Bowness Village and all the amenities it has to offer. With glimpses of Lake Windermere and the surrounding fells, this property would be a perfect weekend retreat, holiday let or long term investment property, with the added benefit of communal off road parking and garage, with private parking space in front.

The main living accommodation comprises of an open plan living room and kitchen with the added bonus of a good sized balcony looking out to Lake Windermere and the surrounding fells. The kitchen includes wall and base units, stainless steel sink, plus Creda oven and hob with extractor over and space for microwave and fridge/freezer. The 2 bedrooms have shelved walls and overlook the village and the Lakeland fells. Finally, the 3 piece bathroom has a white suite of bath with Aqua shower, WC and pedestal wash hand basin.

**Location:** From the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right onto Rayrigg Road. Turn right almost opposite the Fallbarrow park entrance into Quarry Brow. No 18 Quarry Rigg can be found by following the spine road down the hill. The flat is on the left-hand side at the far end of the development.

**Accommodation:** (with approximate measurements)

**Open Plan Living Room/Kitchen** 15' 5" max x 14' 4" max (4.7m x 4.37m)

**Bedroom 1** 12' 1" x 8' 6" (3.68m x 2.59m)

**Bedroom 2** 8' 11" max x 8' 9" max (2.72m x 2.67m)

**Bathroom**

**Balcony** 9' 5" x 4' 11" (2.87m x 1.5m)

**Garage** 17' 11" x 8' 9" (5.46m x 2.67m)

**Property Information:**

**Outside:** Garage, private parking space and communal off-road parking.

**Services:** Mains water, drainage and electricity. uPVC double glazing to windows.

**Tenure:** Long leasehold for the remainder of a 999 year lease from 1995. Maintenance charge for communal areas of £504.25 per quarter inclusive of block buildings insurance with a ground rent of £30 per annum.

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

**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:** //supper.twisting.handfuls

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 10th January 2024 - not verified. Please note that the current owners do not have telephone or internet connected however, 67Mbps could be available should the new owners require.

**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).



Bedroom 2



Bathroom



Balcony



Views

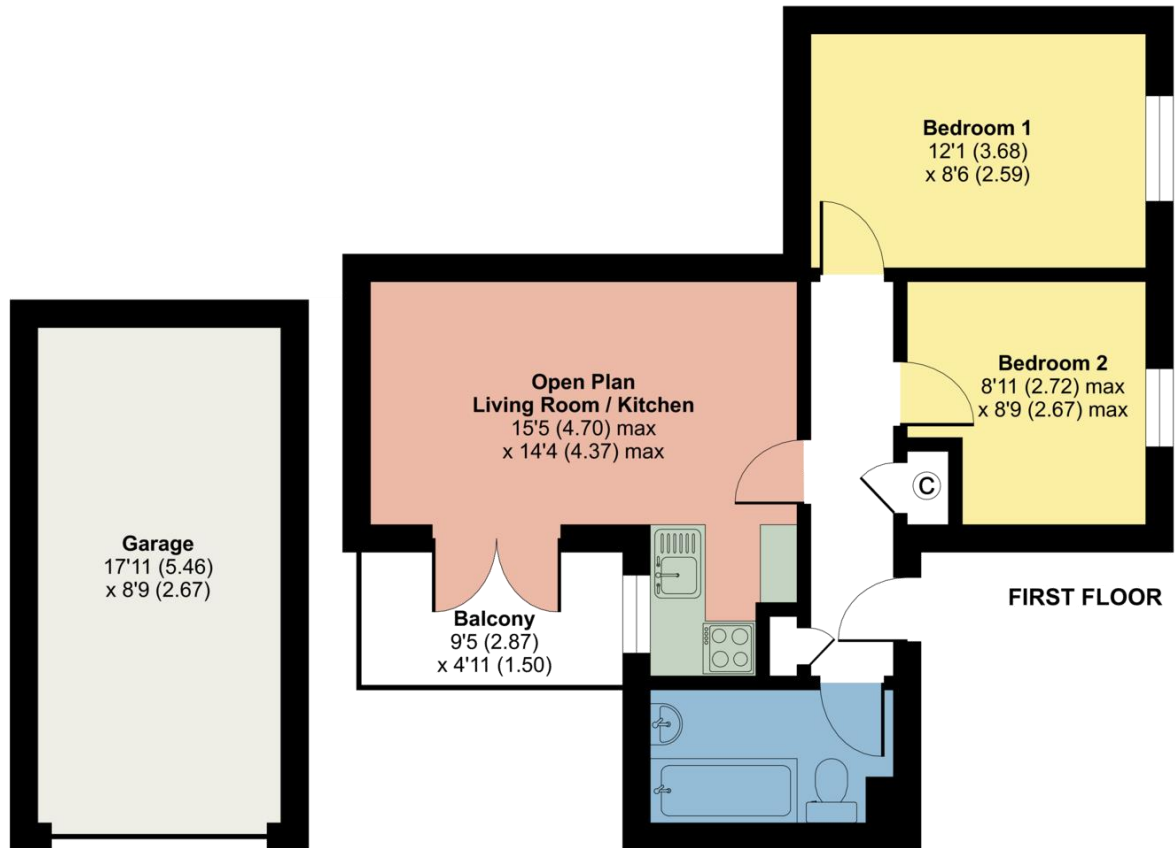
# 18 Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 454 sq ft / 42.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 613 sq ft / 56.9 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1073360

A thought from the owners...

*Flat 18 has only had two owners since new and has been our retreat for the past 30 years. It is in a superb location and the development is kept in very good condition by the management committee.*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/01/2024.

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