



Bowness on Windermere

£355,000

19 Windward Way, The Marina, Bowness-on-Windermere, LA23 3BF

A 2 bedroom luxury duplex apartment enjoying a waterfront setting within the vibrant Windermere Marina development with on-site facilities and only a short walk from the shops, bars and restaurants of Bowness.

Built to an exemplary standard the beautifully presented accommodation has an open plan living space with contemporary kitchen and balcony, luxurious bath/shower rooms, 2 good sized bedrooms and private designated parking for 2 cars.

Quick Overview

- 2 Bedroomed duplex apartment
- 1 reception room and 2 bathrooms (1 en-suite)
- Waterfront setting
- Balcony
- Offered as a going concern
- Close to amenities
- Beautifully presented
- Suitable as a 2nd home or holiday let
- Off road parking
- Superfast Fibre Broadband available



2



2



1



B



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6043



Open Plan Living Room



Open Plan Living Room/Kitchen



Open Plan Kitchen



Open Plan Kitchen

Location: Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road take the turning on the right into Windermere Marina, then bear right. (Please note that entry is gained via a security barrier). No.19 is a short way along on your left.

New arrivals on site will need to report to reception to gain access through the security barriers. Residents are equipped with a remote system that opens this gate.

Property Overview: A good sized 2 bedroomed duplex apartment in the popular Windermere Marina development built by renowned local firm Robert Hughes Ltd in 2006. The property is fitted and appointed to an exceptionally high standard with hard-wood double-glazed windows and external doors. Stairs from the entrance hall lead to the first floor where you will find the open plan living room and kitchen which is a great feature to this property, the balcony doors open out onto a large balcony which overlooks the Marina. The kitchen has modern appliances of integrated Neff electric oven and microwave, built in Neff induction hob with Neff extractor over and built in Neff dishwasher and fridge/freezer. Also on this floor you will find a cloakroom with WC and washbasin and bedroom 2 with built in wardrobes. On the second floor is a fabulous master bedroom with feature Velux windows designed to give you a maritime feel and an en-suite consisting of WC, pedestal washbasin and shower an under eaves cupboard from the en-suite houses the gas boiler. Also on the this floor is a family bathroom with WC, washbasin and bath with shower over. There are speakers installed to enable you to have a fully integrated Hi-Fi system throughout the property.

The property has a lovely waterfront aspect from the open-plan living area overlooking the marina, which can be enjoyed further from the large south facing glazed balcony and a fabulous master bedroom. The property benefits from 2 Dedicated parking spaces at the rear of the property.

The property is currently a successful holiday let and all furniture, fixtures and fittings are included in the sale price.

Accommodation: (with approximate measurements)

Ground Floor Private Entrance

Cloakroom

Living Room 19' 5" x 14' 3 " max (5.92m x 4.34m)

South Facing Balcony 20' 0" x 6' 8" (6.1m x 2.03m)

Open-Plan Kitchen 8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom 2 11' 6" x 10' 6" (3.51m x 3.2m)

Stairs from the first floor lead to:

Master Bedroom 1 16' 5" x 19' 5" max narrowing to 7'4" (5m x 5.92m)

En-suite

House Bathroom

Outside: 2 Dedicated parking spaces to the rear of the property.

Tenure: Leasehold for the remainder of a 250 year lease from 2006. There is a service charge levied on the property including ground rent and shared maintenance of the communal areas outside, building insurance with a contribution to reserved funding.

Business Rates: The property has a Rateable Value of £3,200.00 with the amount payable for 2023/2024 being £1,568.00. Please note small business rates relief may apply.

Services: Mains water, drainage, gas and electricity. Gas-fired central heating to radiators, fitted wiring for surround sound to the main rooms of the property.

Viewing: 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: //lemmings.habits.palettes

Notes: *Checked on <https://www.openreach.com/> 7th February 2024 - not verified.

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 1



Bedroom 2

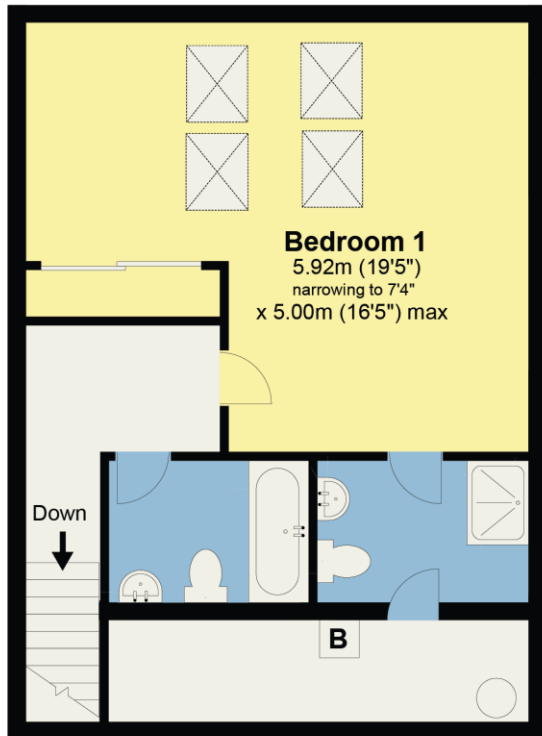


Balcony

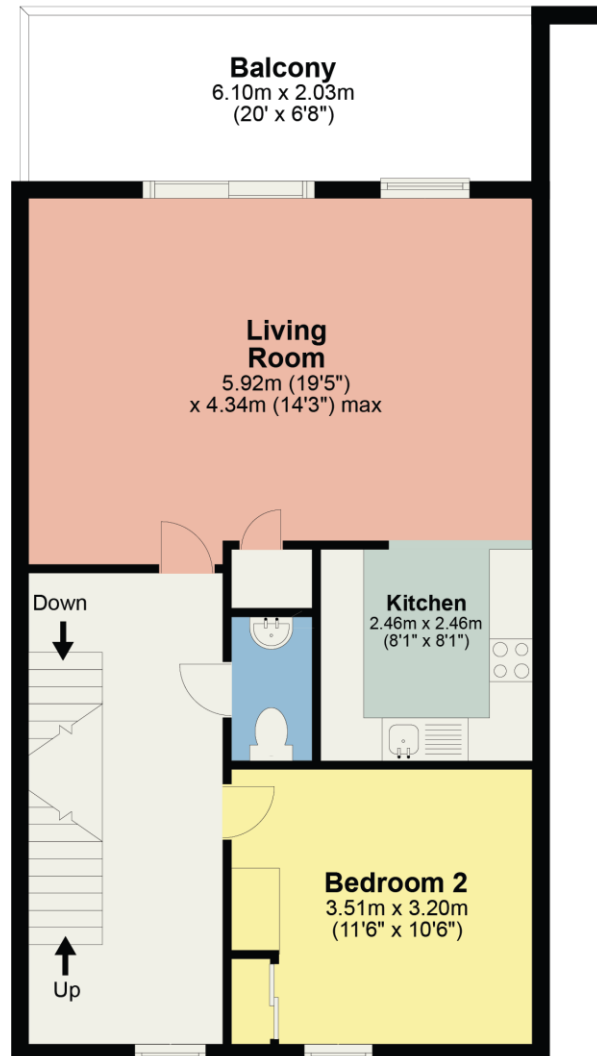


View

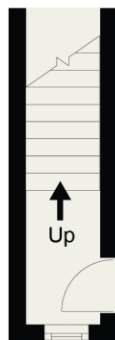
Second Floor



First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: W6043

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 09/02/2024.