



Coniston

£145,000

4 Campbell House, Coniston, Cumbria, LA21 8ER

This bright and airy purpose built double bed roomed ground floor apartment combines lovely fell views 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 dual aspect living/dining room, immaculate open plan kitchen, a spacious double bedroom, contemporary shower room and communal car parking.

Quick Overview

A bright double bed roomed ground floor apartment for the over 55's.

Private entrance

Open plan living/dining room and kitchen and a modern shower room

Wonderful fell views

Superb location just a short stroll from central Coniston

Ideal permanent residence or second home.

Well maintained and presented accommodation

Communal gardens

Communal parking

Superfast (80 Mbps) Broadband available



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Superfast
Broadband
Available



Communal
Parking

Property Reference: AM4014



Sitting Area



Open Plan Living Area



Bedroom



Shower Room

Location From the centre of Coniston, 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. 4 Campbell House benefits from having its own private entrance from the roadside.

What3Words ///formed.fussed.transcribes

Description 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 accommodation is compact and well proportioned and includes a welcoming triple aspect living room with dining area perfect for relaxing in, and an open plan kitchen immaculate and well fitted with integrated appliances including an Indesit 4 ring electric hob set above a separate oven with extractor hood over, and having provision for an automatic washing machine. Enjoying wonderful fell views from the window over the sink, providing possibly the best distraction from the dirty dishes. An inner hall leads to the spacious double bedroom complete with wide window sill in use as a window seat, and a stylish contemporary 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 thus giving a much more relaxed and homely feel to this attractive little development. An early viewing is recommended - come and see for yourself.

Accommodation (with approximate dimensions)

Entrance Porch

Open Plan Living Room 19' 00" x 14' 0" (5.79m max x 4.27m) With lovely views to the Yewdale fells.

Kitchen

Inner Hall In built cupboard housing the hot water cylinder.

Bedroom 10' 0" x 10' 0" (3.05m x 3.05m) Spacious double with fell views.

Shower Room Views to the Yewdale Fells. Three piece suite comprising large Aqualisa shower, wash hand basin set above a vanity unit, and a WC. Also having a heated ladder style towel rail.

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 This property is connected to mains electricity, water and drainage. Economy 7 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 the service charge, payable monthly, covers upkeep of communal areas and building insurance. In addition there is a sinking fund. Further details of both are available at the office.

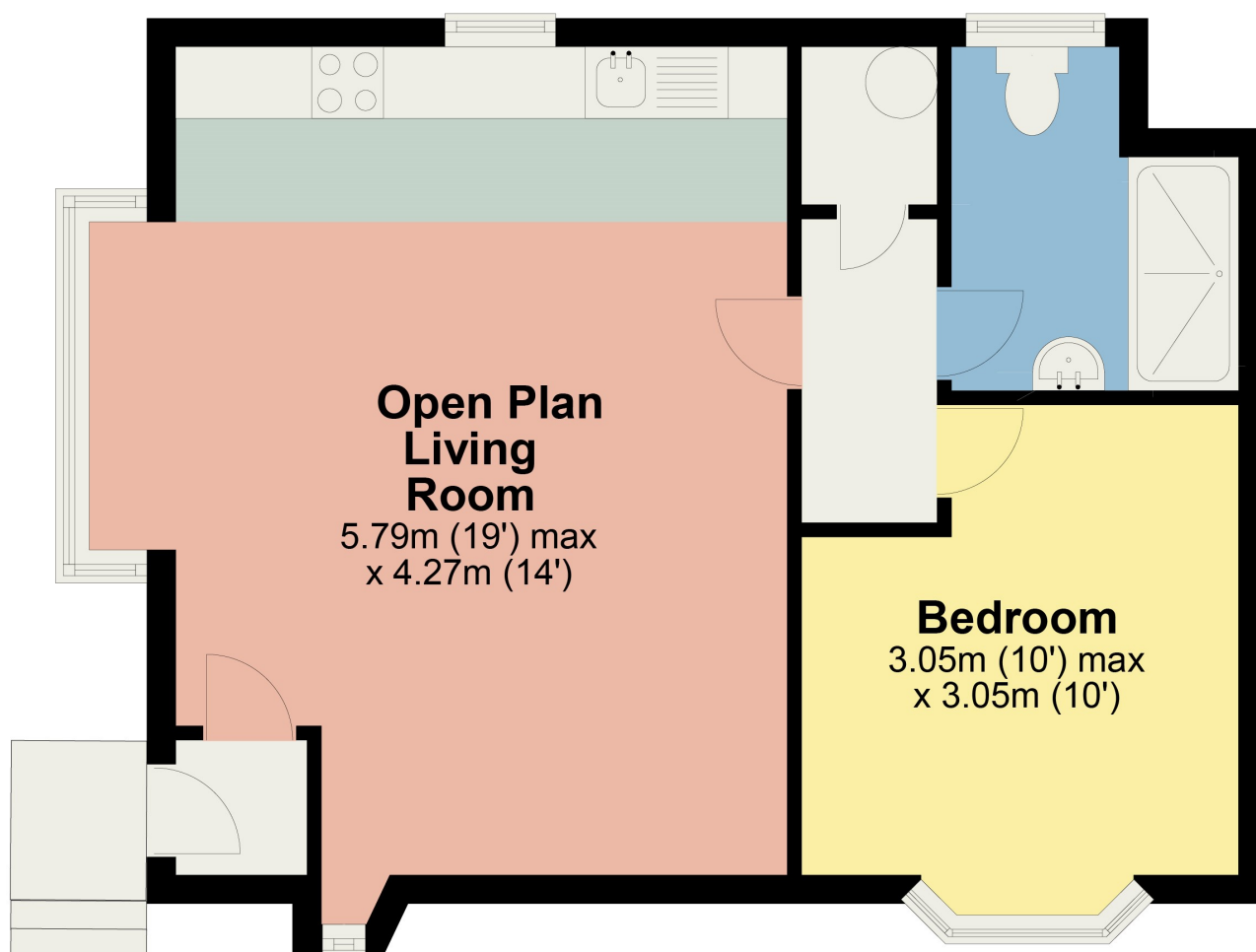


Open Plan Living Area



View

4 Campbell House, Coniston, Cumbria, LA21 8ER



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: AM4014

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

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