



## Windermere

£350,000

Flat 1 Rotherwood, Thornbarrow Road, Windermere,  
LA23 2DG

A 2 bedroomed ground floor apartment with far reaching lake and fell views within a characterful Lakeland residence in a quiet yet convenient location.

Comprising of a large living room, kitchen, 2 bedrooms and a family bathroom with the added benefit of an allocated parking space for one car, a single garage and communal gardens. This apartment would be an ideal, main residence, second home or an assured shorthold tenancy investment.

### Quick Overview

2 Bedroomed ground floor apartment

1 Reception room and 1 bathroom

Quiet location

Communal gardens

Views of the Lakeland fells

Close to amenities

Good decorative order

An ideal main residence, second home or  
long term let

Garage plus parking for one car

Superfast Fibre Broadband available



2



1



1



D



Superfast  
Broadband



Garage and parking  
for one car

Property Reference: W6044



Living Room



Living Room



Bedroom 1



Kitchen

**Description:** A 2 bedroomed ground floor apartment with far reaching lake and fell views within a characterful Lakeland residence in a quiet yet convenient location. Comprising of a large living room, kitchen, 2 bedrooms and a family bathroom with the added benefit of an allocated parking space for one car, a single garage and communal gardens. This apartment would be an ideal, main residence, second home or an AST investment.

**Location:** Situated within a quiet yet convenient, sort after location. From Windermere proceed down New Road bearing left into Thornbarrow Road after the pelican crossing opposite Goodly Dale School. The entrance to Rotherwood can be found towards the top of Thornbarrow Road on the right hand side just after Oakthwaite Road which is on the left.

**Property Overview:** A traditional Lakeland building, Rotherwood was divided in 1972 into seven self contained apartments. No 1 is situated on the ground floor and comprises of a large living room with fell views and open fire place. A kitchen including wall and base units, stainless steel sink, BEKO oven and hob with extractor over. From the kitchen there is a door leading to communal areas. Following on into the two bedrooms and family bathroom comprising of WC, washbasin and bath with shower over.

Outside the property there is a dedicated parking space and a single garage in the nearby block. Plus shared use of the lovely communal grounds that surround Rotherwood. Please note that holiday letting is not permitted in the building.

**Accommodation:** (with approximate measurements)

**Living Room** 21' 9" into bay x 16' 8" into bay (6.63m x 5.08m)

**Kitchen** 9' 6" x 7' 9" (2.9m x 2.36m)

**Bedroom 1** 15' 0" x 12' 0" into bay (4.57m x 3.66m)

**Bedroom 2** 11' 7" x 6' 3" (3.53m x 1.91m)

**Bathroom**

**Property Information:**

**Outside:** Designated parking space for one car plus single garage. Shared use of the delightful mature grounds that surround Rotherwood.

**Services:** Mains water, gas, electricity and drainage.

**Tenure:** Leasehold, The property is held on a 999 year lease from 1987. For 2023/2024 there is an annual service charge of £1,500 payable to the management company of which each owner is a director and this covers the maintenance of the communal parts, ground and block insurance. We understand the management company of Rotherwood own the freehold.

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

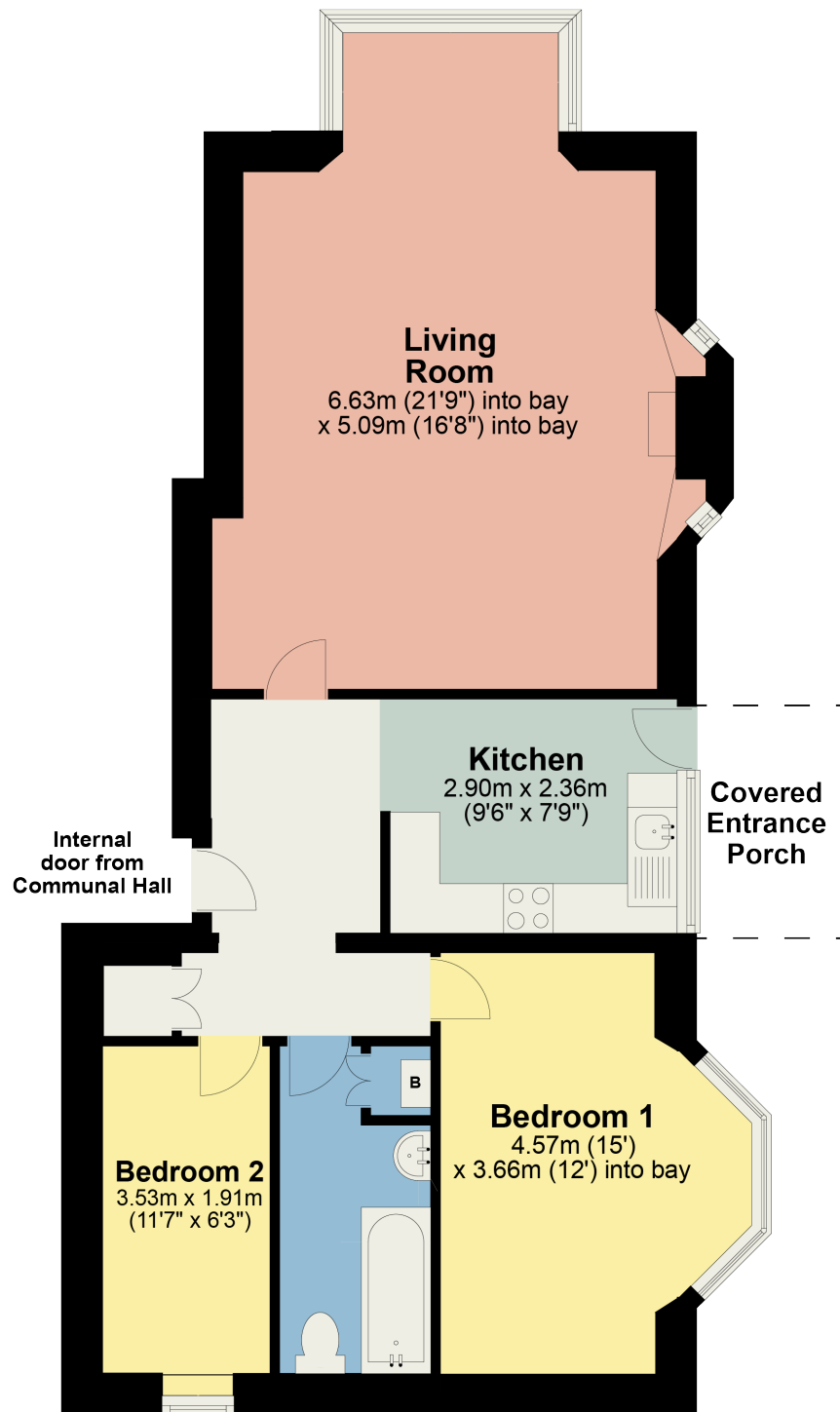
**What3Words:** ///ends.extensive.profiled



Bedroom 1



Rear of Rotherwood



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: W6044

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

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