



Bowness-on-Windermere

£239,000

41 Quarry Rigg, Bowness-on-Windermere, LA23 3DT

A beautifully presented 2 bedroomed second floor apartment in the heart of Bowness Village. With views of Lake Windermere and the Lakeland fells from the living room, plus the added bonus of shared communal parking. This would be an ideal lock up and leave, holiday let, long term let or main home.

Quick Overview

- 2 Bedroomed second floor apartment
- 1 Reception room and 1 bathroom
- Fantastic central location
- Views of Lake Windermere and the Lakeland fells
- Currently used as a second home
- Close to local amenities
- In good decorative order
- An ideal lock up and leave, holiday let, long term let or main home
- Communal off road parking
- Superfast fibre broadband available

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 Superfast Fibre Broadband
 Communal Off Road Parking

Property Reference: W6046



Living Area



Living Area



Kitchen



Living Area

Location: From Windermere follow the A5074 along New Road, continue on to Lake Road until you reach the roundabout, at the roundabout take the second exit onto Rayrigg Road, take the first right onto Quarry Brow and continue up this road until you reach the large car park. 41 Quarry Rigg is situated at the front of the building above the shops. The numbers of the flats can be found on the gates at the bottom of each stairwell.

Property Overview: Quarry Rigg is a purpose built development built in 1979 with communal gardens and parking areas. 41 Quarry Rigg is a fabulously presented second floor apartment with accommodation of an open-plan Living Room with Kitchen area, 2 Bedrooms and a Bathroom.

The Living area has beautiful views of Lake Windermere and the surrounding fells and the Kitchen comprises of fitted wall and base units with Formica worktops, a stainless steel sink unit and IGNIS appliances including, oven/induction hob with extractor over and Zanussi washer/dryer machine. Bedroom 1 is a double room with a built-in cupboard with shelving and the hot water tank. Bedroom 2 is arranged as a twin room with an outlook onto the village amenities. Finally the bathroom includes a 3 piece white suite comprising of bath with shower over, wash basin and WC.

This apartment would be perfect as a main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Living Room and Kitchen 17' 10" max x 14' 0" (5.44m x 4.27m)

Bedroom 1 10' 9" x 9' 7" (3.28m x 2.92m)

Bedroom 2 10' 2" x 9' 10" (3.1m x 3m)

Bathroom

Property Information:

Outside: 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 £16 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: ///gave.calibrate.trifle

Notes: *Checked on <https://www.openreach.com/> 9th February 2024 - not verified.



Bedroom 1



Bedroom 2



Bathroom

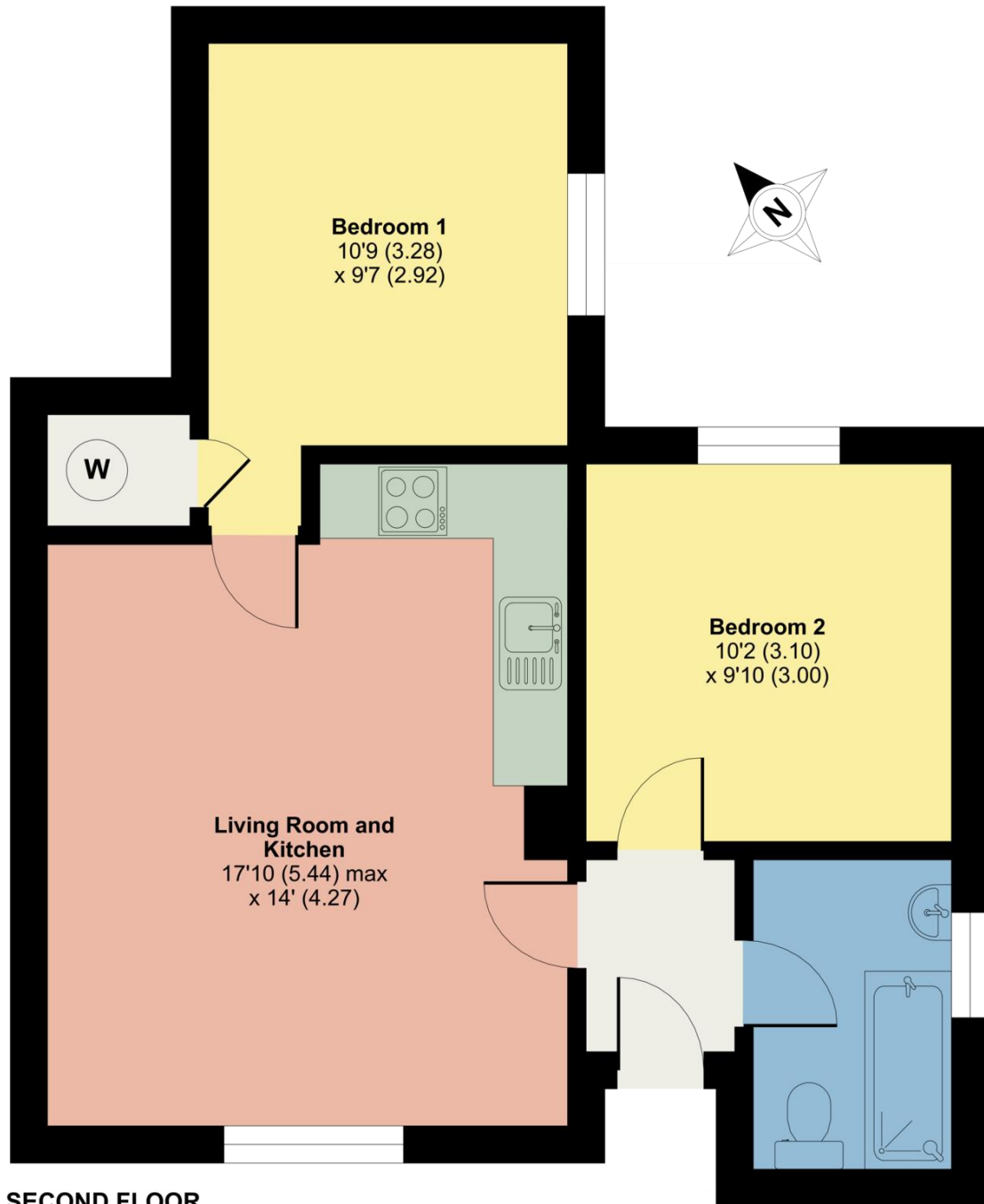


Views

41 Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 545 sq ft / 50.6 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). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1081773

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