



Bowness On Windermere

£535,000

16 Windward Way, Bowness On Windermere, Cumbria, LA23 3BF

A 2 bedroomed ground floor luxury and generously proportioned apartment on this popular marina development on Lake Windermere.

Being the end unit it has a light and airy feel, an extra large timber decked balcony offers a certain amount of privacy. Large lounge, open-plan dining kitchen, 2 bedrooms (1 en suite) and bathroom. Private parking for 2 cars.

Quick Overview

- 2 bedroomed apartment
- 1 reception room and 2 bathrooms (1 en-suite)
- Waterfront location
- Decking area
- Offered as a going concern
- Close to amenities
- In good decorative order
- Suitable as a 2nd home or holiday let
- Off Road Parking
- Superfast Fibre Broadband available



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Superfast Fibre
Broadband



Off Road
Parking

Property Reference: W6047



Living Room



Living Room



Kitchen/Dining Room



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 taking the right into Windermere Marina, bear immediately right at reception follow the road around and no.16 can be found after a few hundred metres on the left, parking immediately to the side of the property.

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: The largest marina on Lake Windermere it offers an unrivalled level of facilities including The Boathouse Restaurant & Bar, boat yard, sales and repairs and all on the eastern shore of The Lake Districts real jewel - Lake Windermere, England's largest lake and one of the UK's favourite tourist destinations.

Originally designed with wheelchair access in mind the layout is somewhat different to most other apartments in this development which if nothing more gives a more spacious feel.

The property is well maintained and consists of living room which is dual aspect and has patio doors to the balcony making this room light and airy. Kitchen with integrated appliances of Neff electric oven, Neff microwave, Neff induction hob with extractor over and Neff dishwasher and integrated fridge/freezer. There is also space for a dining table and chairs. A store cupboard houses the Worcester boiler and a further cupboard houses the washing machine. Bedroom 1 and 2 have built in wardrobes with bedroom 1 having an en-suite with WC, washbasin and shower.

Outside this property has just a little more space than its sister apartments. Being on the corner, the balcony is "detached" from the other units on the ground floor creating a certain amount of privacy, the parking area to the side of the property offers the chance for 2 cars to park or perhaps the use of part of this area for a further patio and then 1 parking space.

Accommodation (with approximate measurements)

Living Room 20' 1" x 14' 4" (6.12m x 4.37m)

Dining Kitchen 16' 9" x 18' 4" max (5.11m x 5.59m)

Bedroom 1 12' 8" x 11' 0" (3.86m x 3.35m)

En-suite

Bedroom 2 12' 0" x 10' 2" (3.66m x 3.1m)

Bathroom

Outside: 2 dedicated parking spaces to the side 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 in the order of £1846.94.

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 Gas, electric, water and drainage. Gas fired central heating to radiators. Hardwood double glazed windows.

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: //lemmings.habits.palettes

Notes: *Checked on <https://www.openreach.com/> 8th February 2024 - not verified.



Dining Area



Bedroom 1



Bedroom 2



Balcony

16 Windward Way, Bowness-on-Windermere, LA23

Approximate Area = 935 sq ft / 86.8 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1085440

A thought from the owners...We have enjoyed many holidays here, set in beautiful surroundings. Ideal location for exploring the Lakes.

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