



## Bowness On Windermere

£450,000

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

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

The apartment has an airy feel, with a spacious living area and an extra large timber decked balcony offering a certain amount of privacy. Also having 2 bedrooms and 1 bathroom/1 ensuite shower room plus private parking and integral garage.

### Quick Overview

- 2 Bedroomed ground floor apartment
- 1 Reception room and 1 bathroom/1 ensuite shower room
- Waterfront location
- Decking area
- EPC band B.
- Close to amenities
- In good decorative order
- Suitable as a main residence, second home or holiday let
- Off road parking & garage
- Superfast Fibre Broadband available



2



2



1



B



Superfast  
Fibre  
Broadband



Off Road Parking  
& Garage

Property Reference: W6049



Living Room



Living Room



Dining Kitchen



Bedroom 1

**Location:** Conveniently located just out of Bowness centre and close 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 to the end.

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:** Situated on the largest marina on Lake Windermere, offering 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.

The property is well maintained and consists of an outside store cupboard housing the BAXI gas boiler. The living room with built in storage cupboard and has patio doors to the outside decking area making this room light and airy. Dining kitchen with integrated appliances of Neff electric oven, Neff microwave, Neff induction hob with extractor over, Neff dishwasher and integrated fridge/freezer, also having space for a dining table and chairs. The property also includes two bedrooms with bedroom 1 having an en-suite with WC, washbasin and shower. Plus a separate main bathroom including WC, washbasin and bath with shower over.

Outside, there is a parking area to the side of the property and a patio area directly outside the garage for a potential use of one further car. The property also has the added benefit of a large integral garage which could potentially be converted to a 3<sup>rd</sup> bedroom subject to the necessary consents and a lovely waterfront aspect from the open-plan living area overlooking the marina. Perfect as a main residence, second home or holiday let.

**Accommodation with approximate dimensions:**

**Entrance Porch**

**Living Room** 22' 2" max x 20' 1" (6.76m x 6.12m)

**Dining Kitchen** 14' 1" x 11' 6" (4.29m x 3.51m)

**Bedroom 1** 16' 2" max x 9' 10" (4.93m x 3m)



Ensuite

Bedroom 2 15' 2" max x 9' 9" (4.62m x 2.97m)

Bathroom

Decking 33' 2" max x 11' 4" max (10.11m x 3.45m)

Garage 17' 2" x 11' 8" (5.23m x 3.56m)

### Property Information:

**Outside:** Decked balcony area and parking spaces to the side of the property.

**Services:** Mains Gas, electric, water and drainage. Gas fired central heating to radiators.

**Tenure:** Leasehold for the remainder of a 250 year lease from 2004. There is a service charge of £2,031.63 levied on the property including ground rent and shared maintenance of the communal areas, security, window cleaning and landscaping. The buildings and contents insurance annual premium paid is £889.00.

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

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

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**What3Words:** ///oatmeal.renovated.slab

**Notes:** \*Checked on <https://www.openreach.com/> 22nd February 2024 - not verified.

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Bedroom 2



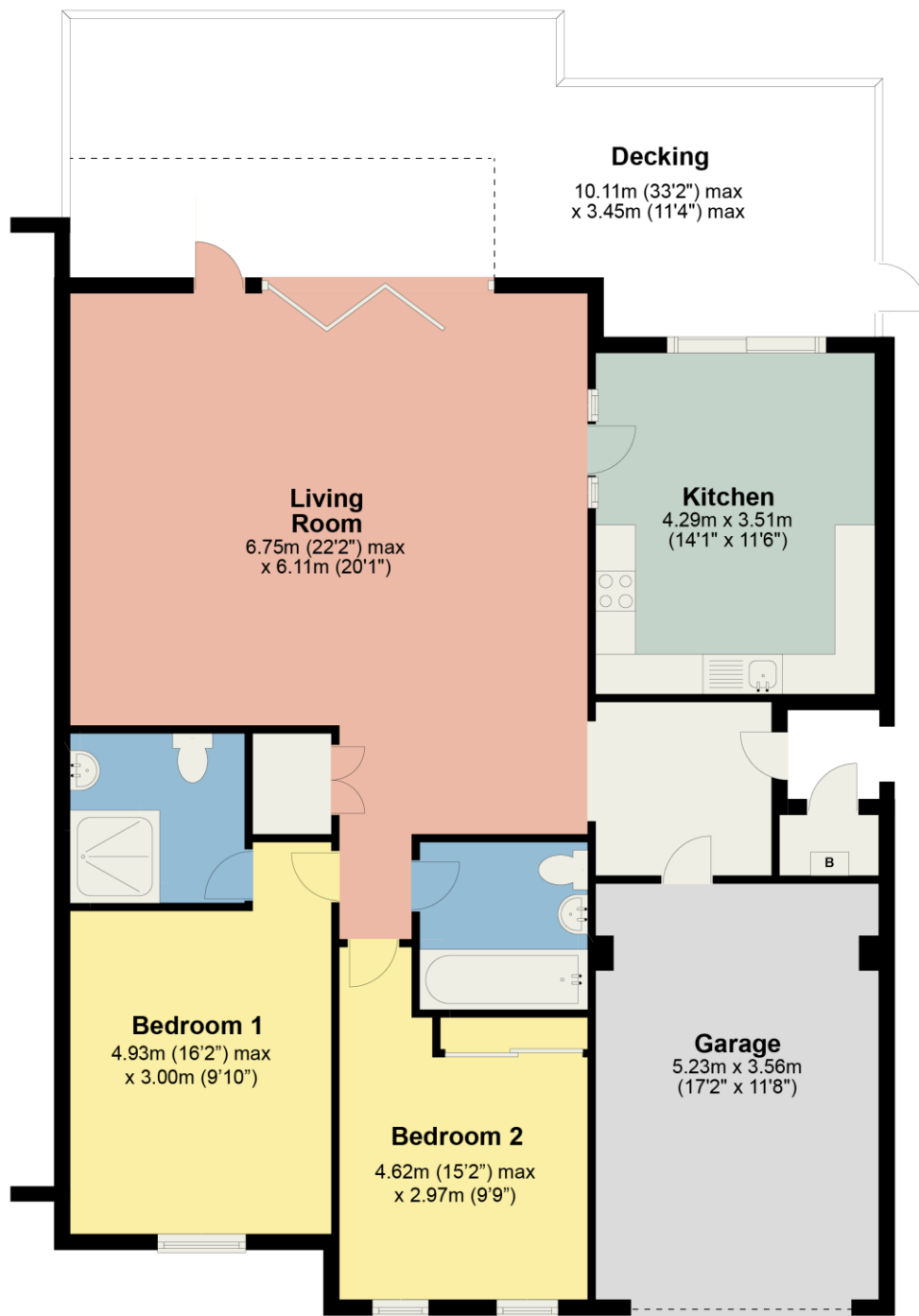
Bathroom



Ensuite



View



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: W6049

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