

Bowness-on-Windermere

£257,995

14 Helm Rigg, Helm Road, Bowness-on-Windermere, LA23 3BD

A two bedroomed flat perfectly located just outside Bowness Village with glimpses of the Lakeland fells and the added benefit of off road parking, single garage and balcony. An ideal lock up and leave or main residence.

Quick Overview

2 Bedroomed first floor apartment

1 Reception room and 1 bathroom

Central location

Off road parking

Balcony with glimpses of the Lakeland fells

Close to amenities

In need of modernisation

Ideal 2nd home or main residence

Underbuilt garage

Superfast fibre broadband available



2



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1



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6053



Living Room



Kitchen



Kitchen



Bedroom 1

Location: Set in a convenient location close to Bowness centre. From Crag Brow in the centre of Bowness, turn right next to the Lakeland shop up Helm Road. Proceed up Helm Road and Helm Rigg is located on the right hand side, past the Ro Hotel. A driveway leads from Helm Road into the development with circular turning area and landscaped gardens. Apartment 14 is situated in the middle block on the first floor.

Property Overview: A superbly located apartment with glimpses of the Lakeland fells and only a short walk to Bowness village and all the amenities it has to offer.

To the ground floor an underbuilt single garage and dedicated parking space can be found. On entering the communal entrance and staircase take the stairs to the first floor where the entrance to number 14 can be found and into the entrance hall. The open plan living area is bright and spacious with access to the private balcony showing glimpses of the Lakeland fells. The kitchen is part tiled, holds the Valliant boiler and has a range of wall and base units along with fitted appliances of gas hob, oven and grill, plus plumbing for washing machine.

The two bedrooms have some fitted furniture and the bathroom comprises of bath, WC and washbasin with vanity unit. The property is in need of modernisation and would be perfect as a main residence or second home.

Accommodation: (with approximate measurements)

Entrance Hall

Open Plan Living Room 17' 7" x 11' 10" (5.36m x 3.61m)

Open Plan Kitchen 9' 0" x 8' 10" (2.74m x 2.69m)

Bedroom 1 13' x 8' 7" (3.96m x 2.62m)

Bedroom 2 8' 4" x 7' 9" (2.54m x 2.36m)

Bathroom

Balcony 8' 4" x 7' 4" (2.54m x 2.24m)

Garage 17' 5" x 8' 3" (5.31m x 2.51m)

Property Information:

Services: Mains water, drainage, gas and electric. Gas central heating.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated the 27th January 1988. There is an annual service charge of £1,980 payable to Helm Rigg Management Company. A copy of the lease is available for inspection at the office.

Council Tax: Westmorland and Furness Council - Band D

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: ///minds.magazine.chum

Notes: *Checked on <https://www.openreach.com/> 29th February 2024 - not verified.



Bedroom 2



Living Room

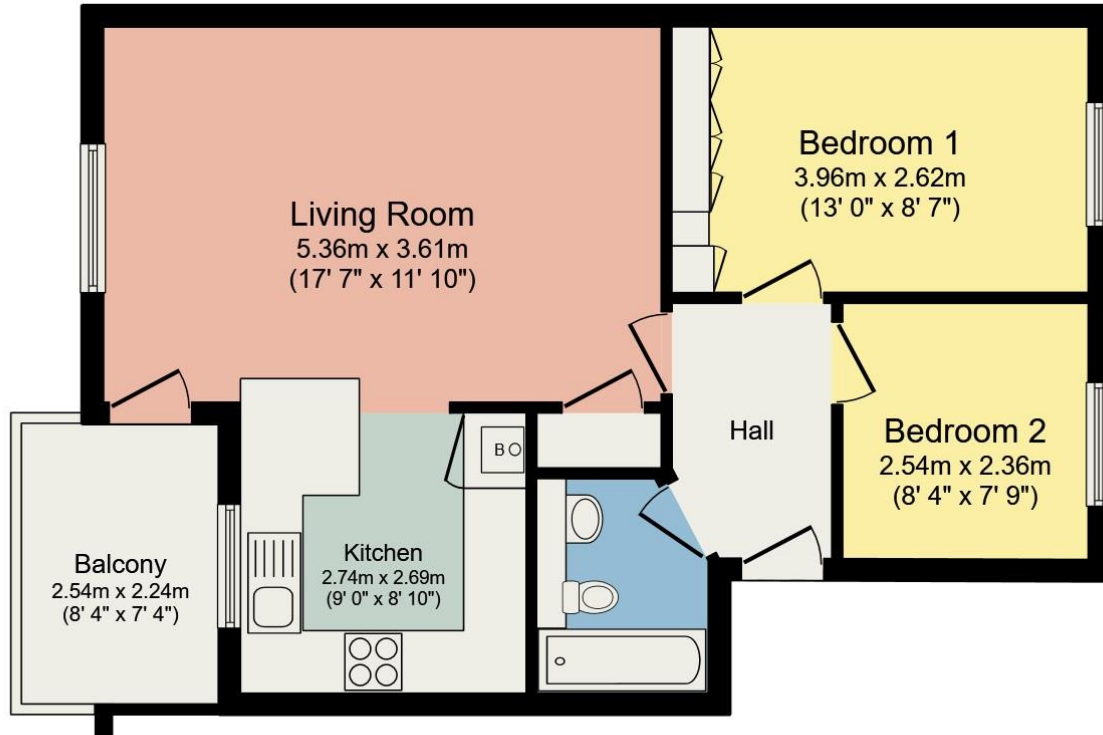


Bathroom



Balcony

Flat 14 Helm Rigg, Helm Road, Windermere



Total floor area 52.1 m² (561 sq.ft.) approx

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.

A thought from the owners...

"The flat is the perfect base to explore all corners of the Lake District. It is comfortable and low maintenance ensuring you can spend the majority of your visit enjoying the magic of the National Park. Watching the weather come over Claife Heights in front of you, seeing the morning mist hang above the lake and the amazing view from Biscay Howe just up the road are particular hi-lights of this special location".

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