



# Windermere

**£349,500**

## Yewgarth, Ground Floor Flat, New Road, Windermere, LA23 2LA

A large spacious 2 bedroomed newly converted ground floor flat, with new kitchen and 2 en-suite bath/shower rooms, and with a garage available separately, parking and garden area all within level walking distance of the village centre. The flat is band new and has never been used, don't miss out!

The apartment is subject to an occupancy condition. Please ask for further details or look at the LDNPA website (7/2022/5724).

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

### Quick Overview

- 2 bedroomed ground floor flat
- En-suite shower room to main bedroom
- Further en-suite bathroom
- Detached garage available separately
- Off road parking
- Garden area
- Level walking distance to village
- Occupancy conditions apply

Property Reference: W6042



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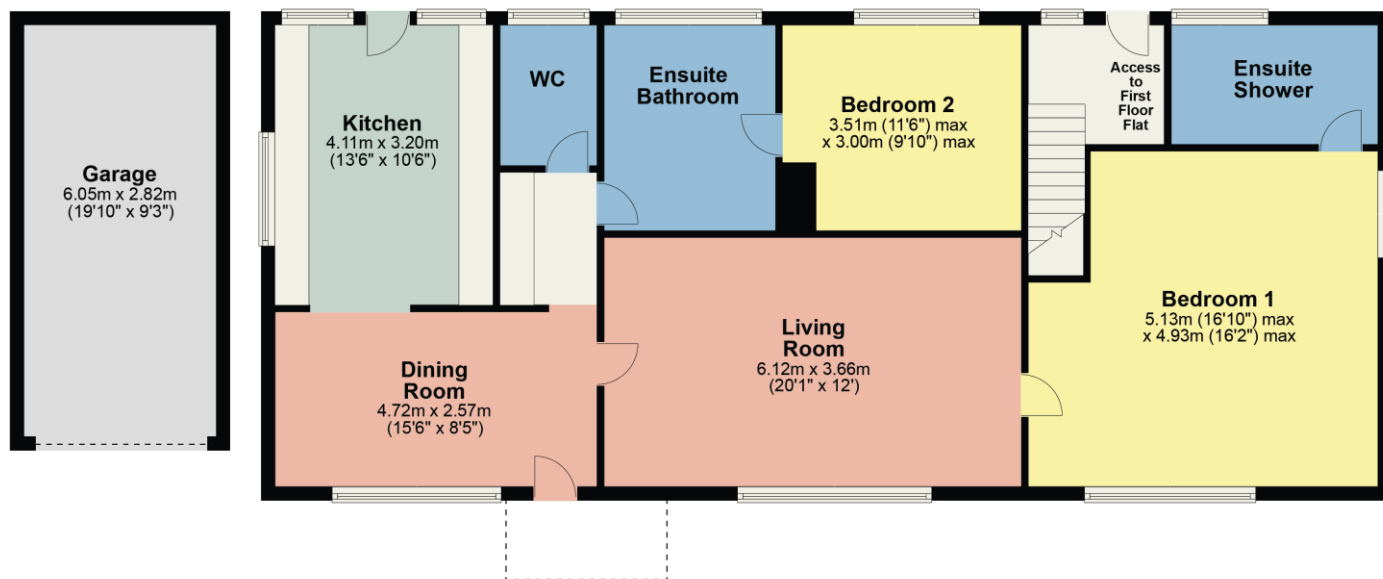


Superfast  
Fibre  
Broadband



Off Road  
Parking

### Proposed Ground Floor



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: W6042

**Description:** A large spacious 2 bedroomed newly converted ground floor flat, with new kitchen and 2 en-suite bath/shower rooms, and with a garage available separately, parking and garden area all within level walking distance of the village centre.

The apartment is subject to an occupancy condition. Please ask for further details or look at the LDNPA website (7/2022/5724).

**Location:** Within 200 yards of Windermere village, located on New Road, being the main Windermere to Bowness road. From central Windermere follow New Road towards Bowness and Yewgarth can be found a short way on your left hand side, just past the Howbeck.

**Accommodation: (with approximate measurements)**

- Living Room 20' 1" x 12' 0" (6.12m x 3.66m)
- Dining Room 15' 6" x 8' 5" (4.72m x 2.57m)
- Kitchen 13' 6" x 10' 6" (4.11m x 3.2m)
- W.C
- Bathroom
- Bedroom 1 16' 10" max x 16' 2" max (5.13m x 4.93m)
- En-suite Shower Room
- Bedroom 2 11' 6" max x 9' 10" max (3.51m x 3m)
- En-suite Bathroom
- Garage 19' 10" x 9' 3" (6.05m x 2.82m) The garage is available separately.

**Property Information:**

**Outside:** Front tarmacked parking area for 3 cars. Patio seating area to the front with screening to provide privacy from the road.

**Services:** Mains water, drainage and electricity. Gas fired central heating.

**Tenure:** Freehold - Building insurance and the service charge will be split 50/50 with the first floor flat.

**Council Tax:** Westmorland and Furness Council. As the property is currently being converted it will need to be assessed after completion.

**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:** ///cliff.joys.plants

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 1st February 2024 - not verified.

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