



Bowness On Windermere

£217,500

18a Quarry Rigg, Bowness On Windermere, Windermere, LA23 3DT

An immaculately presented one bedroomed top (2nd) floor apartment conveniently situated very close to the village amenities of Bowness On Windermere, with the added benefit of a single garage and private parking space in front of the garage . This apartment would make an ideal permanent home, 2nd home or holiday let.

Quick Overview

- One bedroomed 2nd floor apartment
- 1 reception room and 1 shower room
- Convenient location
- Communal shared parking
- Currently a successful holiday let
- Close to amenities
- Immaculately presented
- Suitable as a permanent residence, 2nd home or holiday let
- Garage and parking
- *Superfast Fibre Broadband available



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Superfast
Fibre
Broadband



Garage &
Parking

Property Reference: W5899



Living Room



Living Room



Kitchen



Kitchen

Description: An immaculately presented one bedroomed top (2nd) floor apartment conveniently situated very close to the village amenities of Bowness On Windermere, with the added benefit of a single garage and private parking space in front of the garage . This apartment would make an ideal permanent home, 2nd home or holiday let.

Location: From the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right onto Rayrigg Road. Turn right almost opposite the Fallbarrow Park entrance into Quarry Brow. No 18a Quarry Rigg can be found by following the road down the hill. The flat is on the left-hand side at the lower end of the development.

Property Overview:

18a Quarry Rigg has been slightly re-organised inside to make best use of the space, which has benefitted this property immensely. The position of the property gives easy access to the amenities of Bowness On Windermere making this an ideal permanent home, 2nd home or holiday let. The property comprises of living room with electric fire on a slate hearth, kitchen with integrated appliances of Neff electric oven and Euro Kera induction double ring hob, space for fridge/washing machine and cupboard housing the hot water tank. Double bedroom, shower room with shower and pedestal washbasin and separate WC and washbasin. The property also benefits from underfloor heating in the living room, bedroom and kitchen

Outside are communal gardens and the property also benefits from a single garage with parking space in front.

The property is currently being used as a successful holiday let and the furniture and contents are available by separate negotiation.

Accommodation with approximate measurements:

Living room

15' 3" x 8' 9" (4.65m x 2.67m)

Kitchen

12' 8" max x 9' 0" max (3.86m x 2.74m)

Bedroom

11' 1" x 9' 2" (3.38m x 2.79m)

Shower Room

Separate WC and washbasin

Property Information:

Outside: Extra shared communal parking.

Garage

18' 3" x 8' 10" (5.56m x 2.69m)

Services: Mains water and electricity. Double glazing and underfloor heating.

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 £10.00 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: //supper.twisting.handfuls

Notes: *Checked on <https://www.openreach.com/> 12th March 2024 - not verified.



Kitchen



Bedroom



Bedroom



Garage

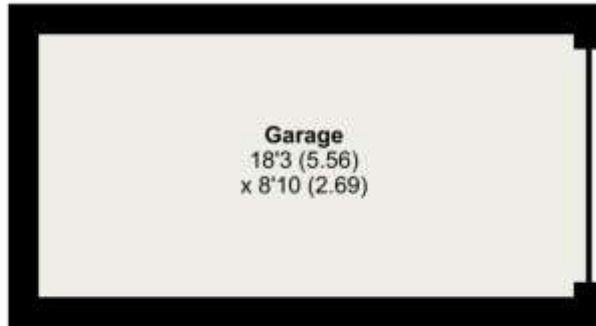
18a Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 408 sq ft / 37.9 sq m

Garage = 159 sq ft / 14.8 sq m

Total = 567 sq ft / 52.7 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: 1096053

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