



# Windermere

£295,000

Flat 4 Rotherwood, Thornbarrow Road, Windermere, LA23 2DG

A first floor, two bedroomed apartment with far reaching lake and fell views within a characterful Lakeland residence in a quiet and yet convenient location.

Set within pleasant mature communal grounds this is an ideal manageable property with the added benefit of private parking and a single garage. Ideal as a permanent residence, second home or long term let.

## Quick Overview

A 2 bedroomed first floor apartment

1 Reception room and 1 bathroom

Quiet yet convenient location

Communal gardens

Views of the Lakeland fells

Close to amenities

Good decorative order

An ideal main residence, second home or long term let

Private parking and a single garage

Superfast Fibre Broadband available



2



1



1



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Superfast  
Fibre  
Broadband



Private Parking &  
Single Garage

Property Reference: W6057



Property Sign



Living Room



Living Room



Kitchen

**Location:** Situated within a quiet yet convenient, sort after location. From Windermere proceed down New Road bearing left into Thornbarrow Road after the pelican crossing opposite Goodly Dale School. The entrance to Rotherwood can be found towards the top of Thornbarrow Road on the right hand side just after Oakthwaite Road which is on the left.

**Property Overview:** Rotherwood is a traditional Lakeland building, which was divided into seven self contained apartments. No 4 is situated on the first floor and comprises of living room with area for a dining table, fireplace with wood surround, slate hearth and gas fired "log burner" and far reaching views to the Lakeland fells and glimpses of lake Windermere. The kitchen includes fitted wall and base units, stainless steel sink, integrated fridge and freezer and washer dryer, a 4 ring cooker and hob with extractor over, Bosch dishwasher and a door to shelved storage area housing the apartments boiler.

Moving into both bedrooms having views of the Lakeland fells and the bathroom comprising of WC, washbasin with vanity unit, shower, shelved cupboard and heated towel rail. This property would be perfect as a private holiday home, permanent use or long term letting. Holiday letting is not permitted in Rotherwood.

#### Communal Entrance

**Living Room** 19' 11" x 18' 10" into bay (6.07m x 5.74m)

**Kitchen** 10' 8" x 7' 4" (3.25m x 2.24m)

**Bedroom 1** 12' 5" x 8' 10" (3.78m x 2.69m)

**Bedroom 2** 9' 1" x 5' 7" (2.77m x 1.7m)

#### Bathroom

**Garage** 15' 10" x 8' 2" (4.83m x 2.49m)

#### Property Information:

**Outside:** To the rear of the property is the fire escape which allows private access to the property and to the communal gardens, parking and garage.

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

central heating to radiators.

**Tenure:** Leasehold, the property is held on a 999 year lease from 1987. For 2023/2024 there is an annual service charge of £1,500 payable to the management company of which each owner is a director and this covers the maintenance of the communal parts, ground and block insurance. We understand the management company of Rotherwood own the freehold.

**Council Tax:** Westmorland and Furness Council - band B.

**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:** ///dividing.gangs.excusing

**Notes:** \*Checked on <https://www.openreach.com/> 11th March 2024 - not verified.



Bedroom 1



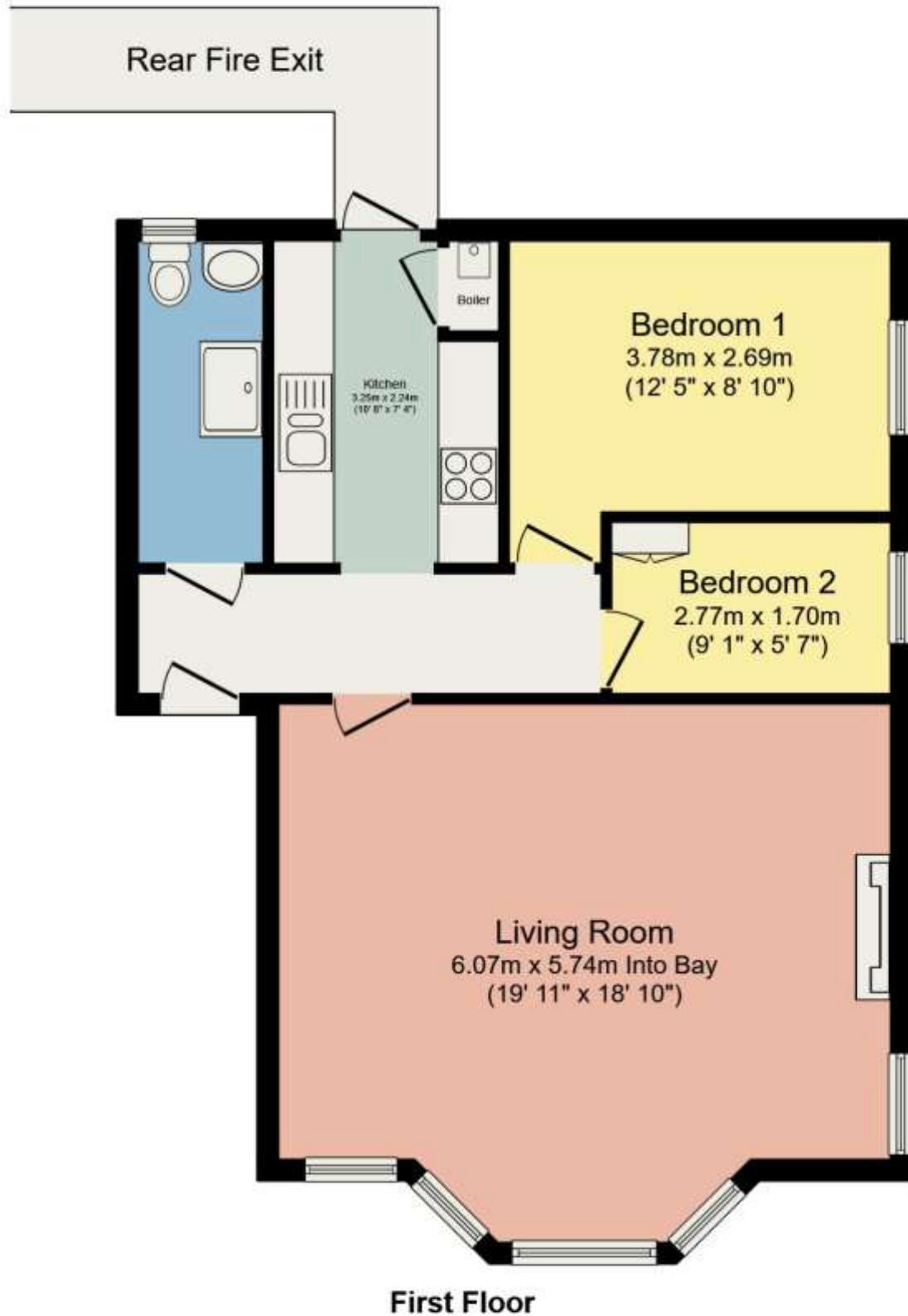
Bedroom 2



Ordnance Survey Plan



Views



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/03/2024.