



Ambleside

£350,000

9 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground-floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 Double bedrooms
- Fitted kitchen and luxury bathroom
- Ideal holiday let, long term let or weekend retreat
- Private patio
- No chain
- Gas central heating
- Well maintained communal grounds
- Allocated car parking space
- Ultrafast Broadband 100Mbps*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: AM4037



Lounge



Lounge



Kitchen



Dining Area

Location From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A59) Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///lunging.edge.fearfully

Description Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has space for wet coats and muddy boots. The rest of the accommodation includes an open plan living/dining room and kitchen. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two light and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator, and this floor also benefits from having underfloor heating - a treat for bare feet!

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet conventionally convenient within walking distance of the centre of Ambleside. A unique opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space

21' 5" x 15' 0" (6.53m x 4.57m)

Inner Hallway

With storage cupboard housing the Keston gas central heating boiler.

Bedroom 1

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.9m)

Bathroom

Outside

Private Patio Area

In addition to the private patio area there are well maintained communal grounds.

Parking

The property has an allocated parking space.

Property Information

Services

The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators

Tenure

Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2023/24 understood to be £1789 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Council Tax

Westmorland and Furness District 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 Ambleside Office.



Bedroom 2



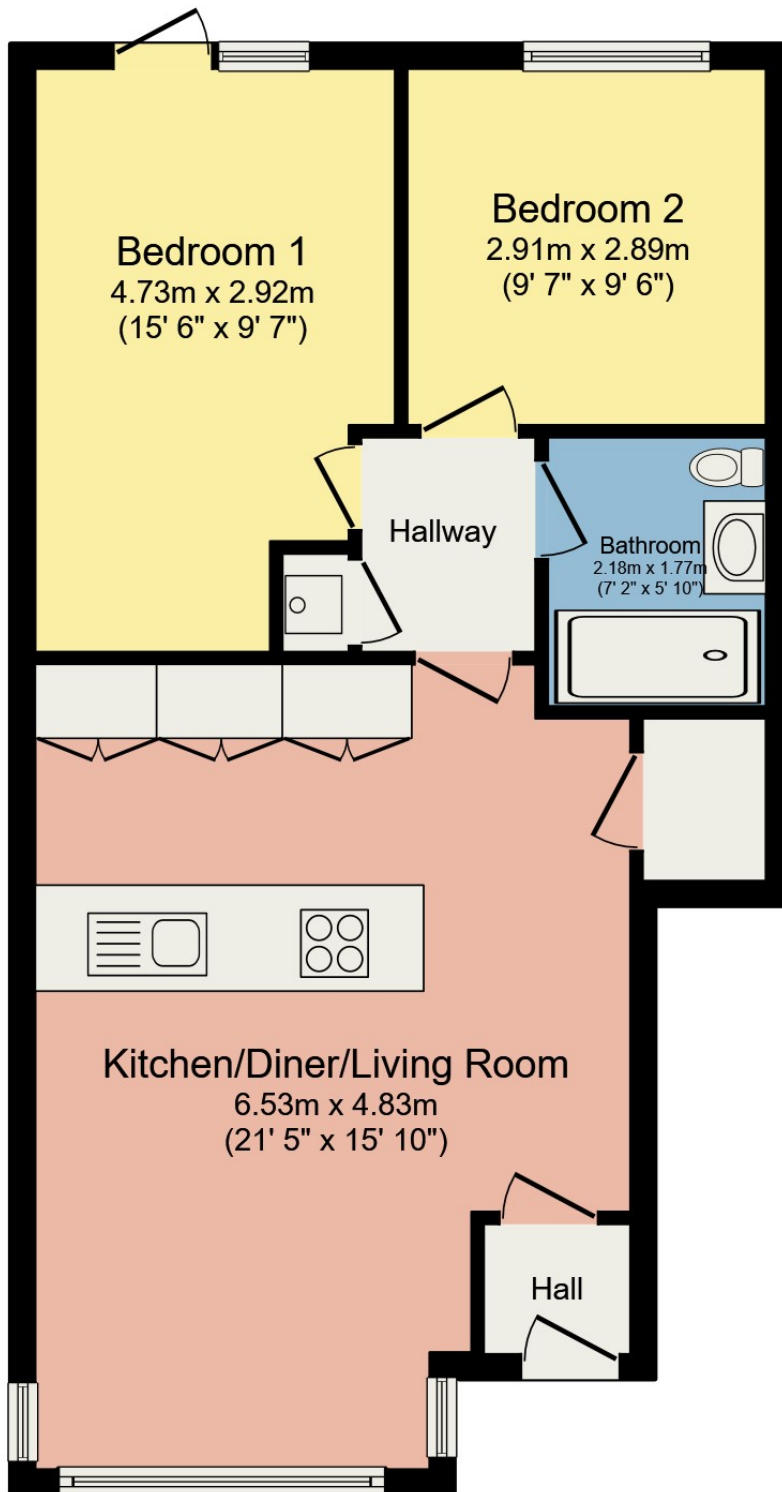
Bedroom 1



Shower Room



Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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.

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 05/04/2024.

Request a Viewing Online or Call 015394 32800



Ambleside

£350,000

9 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground-floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 Double bedrooms
- Fitted kitchen and luxury bathroom
- Ideal holiday let, long term let or weekend retreat
- Private patio
- No chain
- Gas central heating
- Well maintained communal grounds
- Allocated car parking space
- Ultrafast Broadband 100Mbps*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: AM4037



Lounge



Lounge



Kitchen



Dining Area

Location From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A59) Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///lunging.edge.fearfully

Description Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has space for wet coats and muddy boots. The rest of the accommodation includes an open plan living/dining room and kitchen. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two light and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator, and this floor also benefits from having underfloor heating - a treat for bare feet!

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet conventionally convenient within walking distance of the centre of Ambleside. A unique opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space

21' 5" x 15' 0" (6.53m x 4.57m)

Inner Hallway

With storage cupboard housing the Keston gas central heating boiler.

Bedroom 1

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.9m)

Bathroom

Outside

Private Patio Area

In addition to the private patio area there are well maintained communal grounds.

Parking

The property has an allocated parking space.

Property Information

Services

The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators

Tenure

Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2023/24 understood to be £1789 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Council Tax

Westmorland and Furness District 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 Ambleside Office.



Bedroom 2



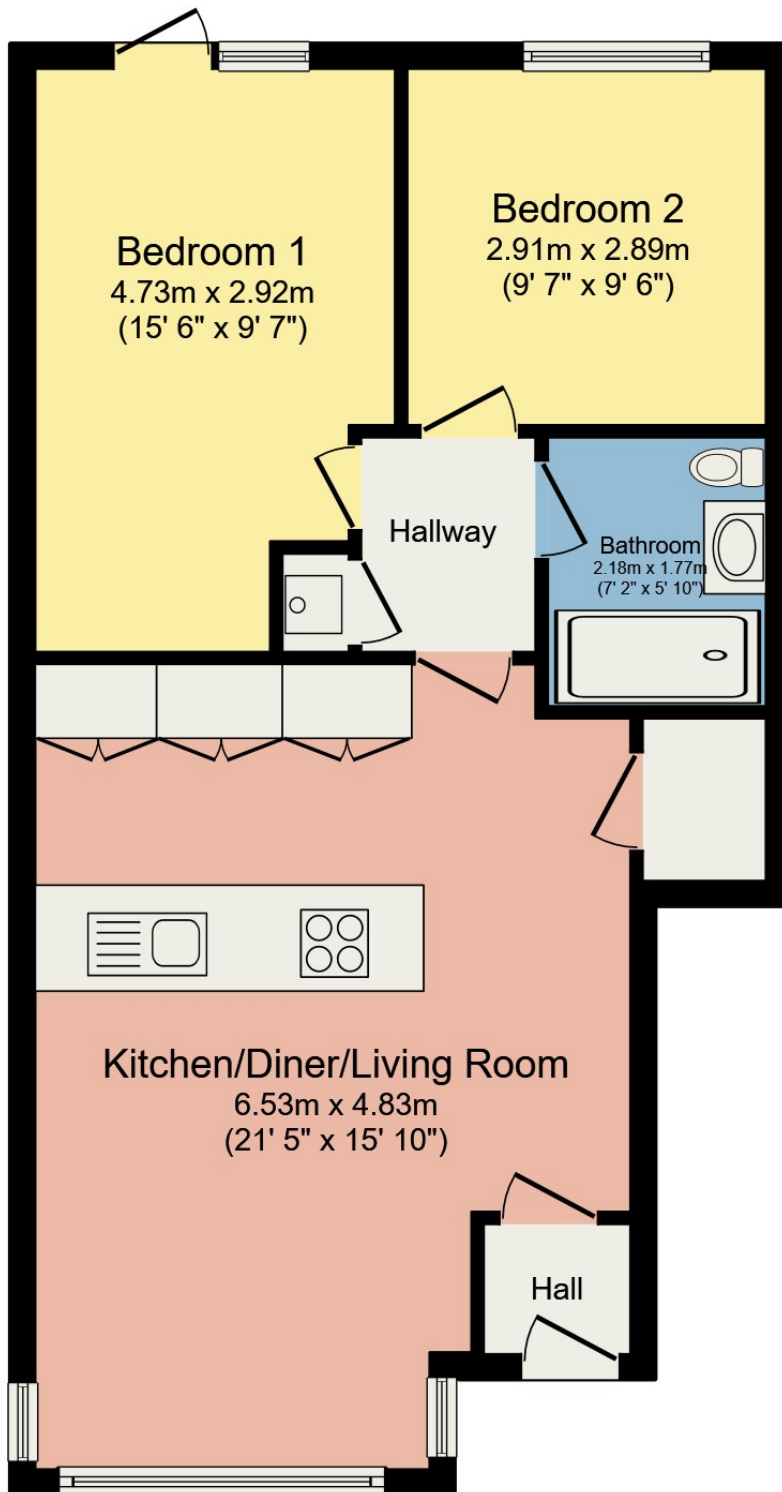
Bedroom 1



Shower Room



Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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.

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 05/04/2024.

Request a Viewing Online or Call 015394 32800



Ambleside

£350,000

9 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground-floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 Double bedrooms
- Fitted kitchen and luxury bathroom
- Ideal holiday let, long term let or weekend retreat
- Private patio
- No chain
- Gas central heating
- Well maintained communal grounds
- Allocated car parking space
- Ultrafast Broadband 100Mbps*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: AM4037



Lounge



Lounge



Kitchen



Dining Area

Location From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A59) Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///lunging.edge.fearfully

Description Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has space for wet coats and muddy boots. The rest of the accommodation includes an open plan living/dining room and kitchen. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two light and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator, and this floor also benefits from having underfloor heating - a treat for bare feet!

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet conventionally convenient within walking distance of the centre of Ambleside. A unique opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space

21' 5" x 15' 0" (6.53m x 4.57m)

Inner Hallway

With storage cupboard housing the Keston gas central heating boiler.

Bedroom 1

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.9m)

Bathroom

Outside

Private Patio Area

In addition to the private patio area there are well maintained communal grounds.

Parking

The property has an allocated parking space.

Property Information

Services

The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators

Tenure

Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2023/24 understood to be £1789 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Council Tax

Westmorland and Furness District 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 Ambleside Office.



Bedroom 2



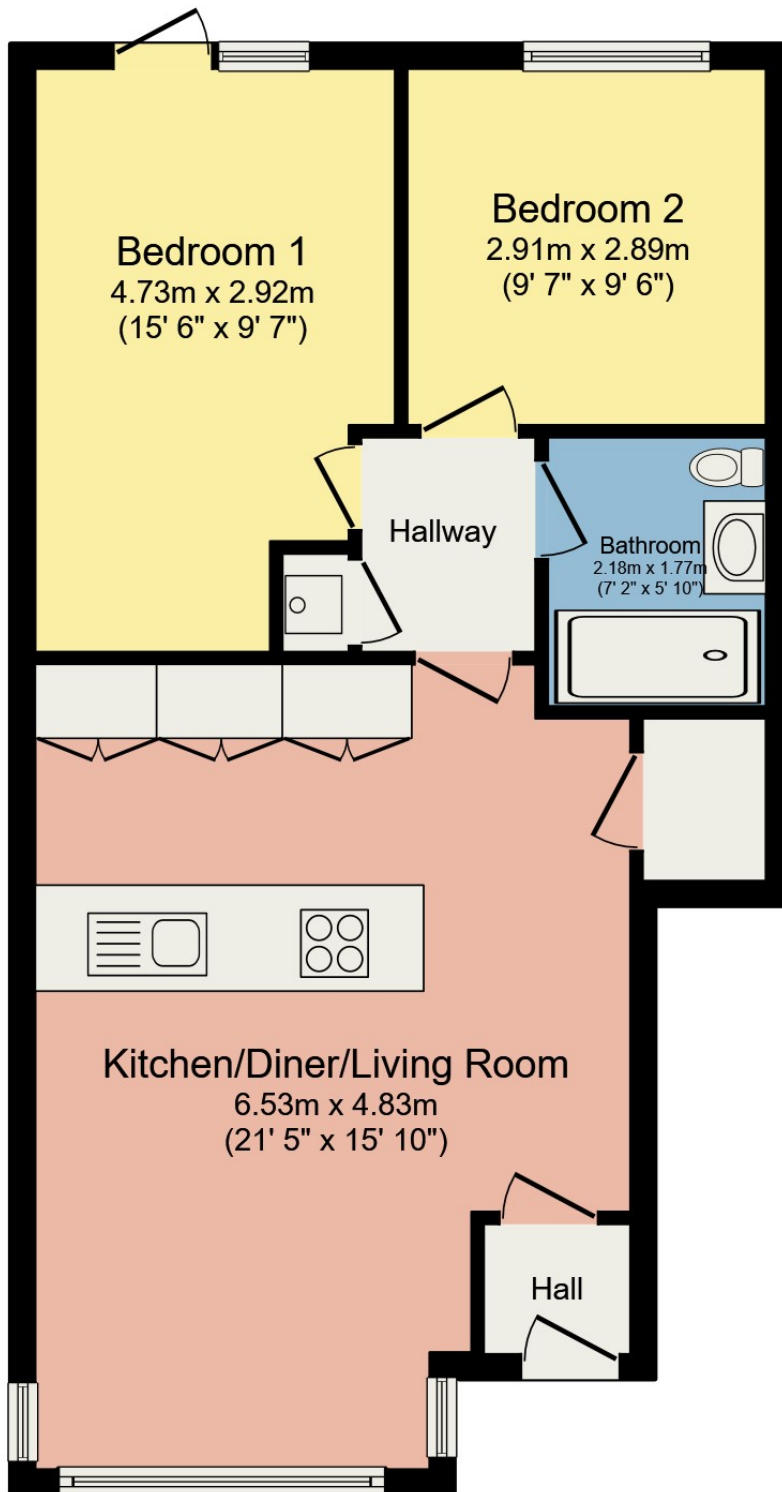
Bedroom 1



Shower Room



Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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.

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 05/04/2024.

Request a Viewing Online or Call 015394 32800



Ambleside

£350,000

9 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground-floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 Double bedrooms
- Fitted kitchen and luxury bathroom
- Ideal holiday let, long term let or weekend retreat
- Private patio
- No chain
- Gas central heating
- Well maintained communal grounds
- Allocated car parking space
- Ultrafast Broadband 100Mbps*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: AM4037



Lounge



Lounge



Kitchen



Dining Area

Location From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A59) Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///lunging.edge.fearfully

Description Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has space for wet coats and muddy boots. The rest of the accommodation includes an open plan living/dining room and kitchen. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two light and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator, and this floor also benefits from having underfloor heating - a treat for bare feet!

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet conventionally convenient within walking distance of the centre of Ambleside. A unique opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space

21' 5" x 15' 0" (6.53m x 4.57m)

Inner Hallway

With storage cupboard housing the Keston gas central heating boiler.

Bedroom 1

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.9m)

Bathroom

Outside

Private Patio Area

In addition to the private patio area there are well maintained communal grounds.

Parking

The property has an allocated parking space.

Property Information

Services

The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators

Tenure

Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2023/24 understood to be £1789 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Council Tax

Westmorland and Furness District 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 Ambleside Office.



Bedroom 2



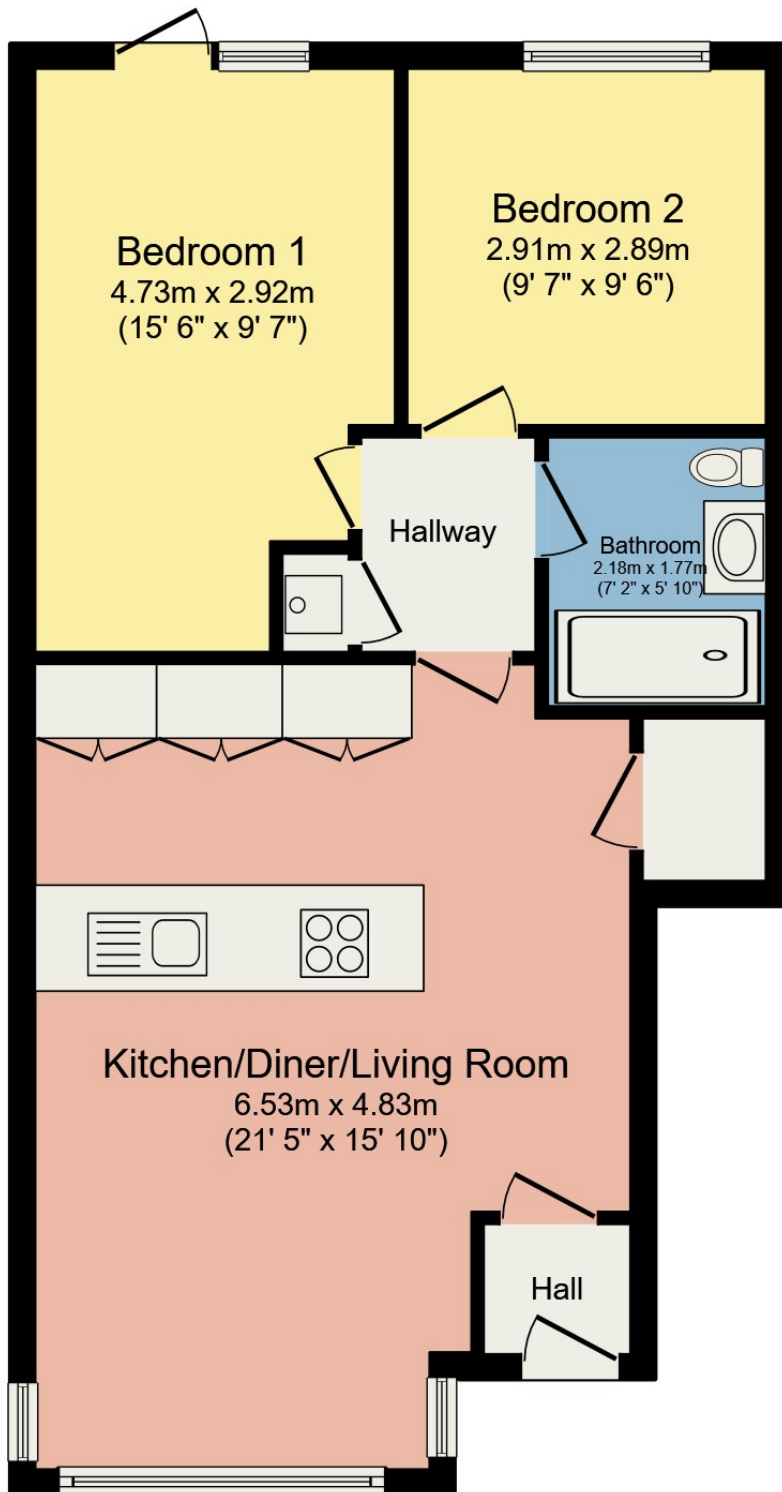
Bedroom 1



Shower Room



Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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.

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 05/04/2024.

Request a Viewing Online or Call 015394 32800



Ambleside

£350,000

9 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground-floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 Double bedrooms
- Fitted kitchen and luxury bathroom
- Ideal holiday let, long term let or weekend retreat
- Private patio
- No chain
- Gas central heating
- Well maintained communal grounds
- Allocated car parking space
- Ultrafast Broadband 100Mbps*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: AM4037



Lounge



Lounge



Kitchen



Dining Area

Location From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A59) Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///lunging.edge.fearfully

Description Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has space for wet coats and muddy boots. The rest of the accommodation includes an open plan living/dining room and kitchen. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two light and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator, and this floor also benefits from having underfloor heating - a treat for bare feet!

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet conventionally convenient within walking distance of the centre of Ambleside. A unique opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space

21' 5" x 15' 0" (6.53m x 4.57m)

Inner Hallway

With storage cupboard housing the Keston gas central heating boiler.

Bedroom 1

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.9m)

Bathroom

Outside

Private Patio Area

In addition to the private patio area there are well maintained communal grounds.

Parking

The property has an allocated parking space.

Property Information

Services

The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators

Tenure

Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2023/24 understood to be £1789 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Council Tax

Westmorland and Furness District 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 Ambleside Office.



Bedroom 2



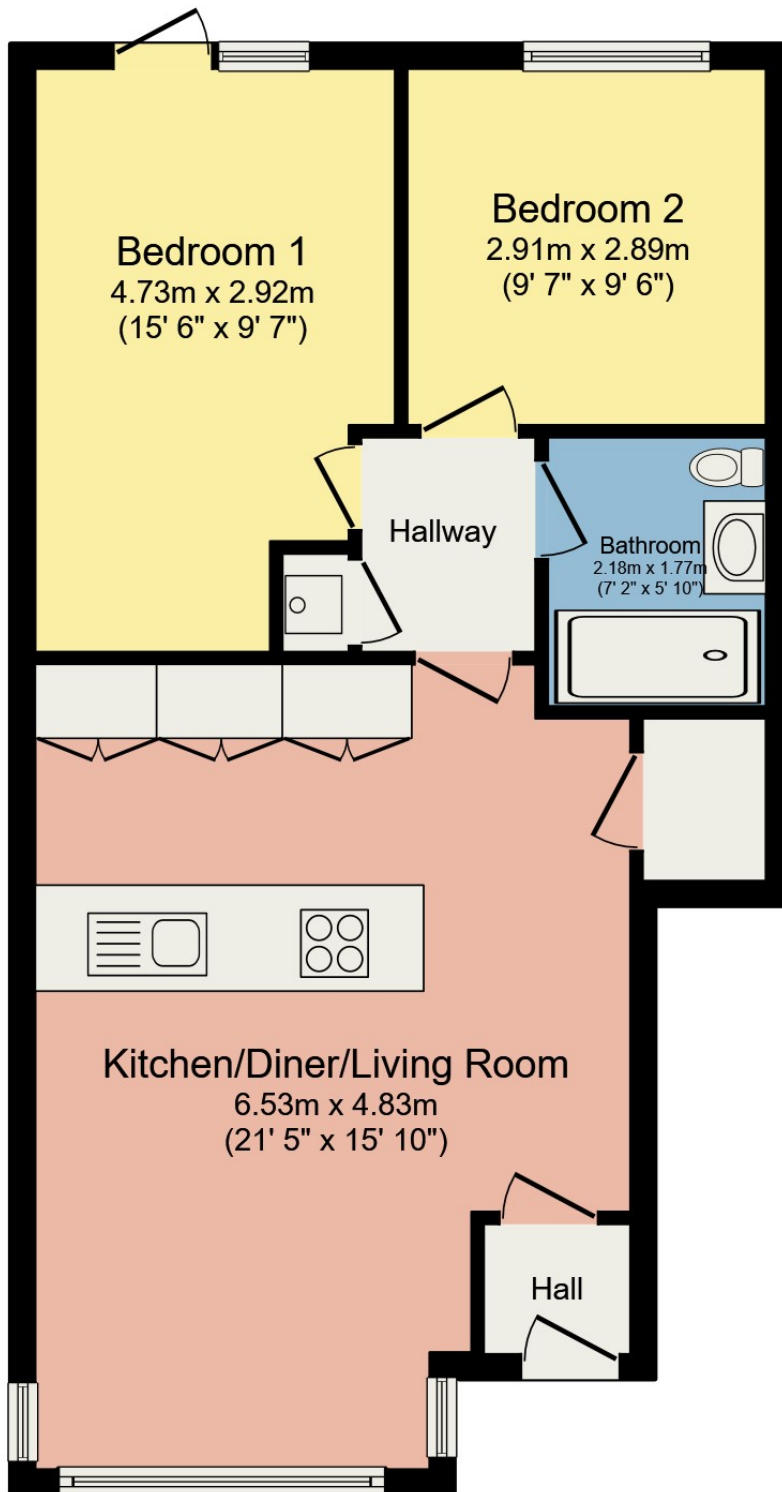
Bedroom 1



Shower Room



Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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.

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 05/04/2024.

Request a Viewing Online or Call 015394 32800



Ambleside

£350,000

9 Blue Hill Park, Ambleside, Cumbria, LA22 0AP

Offering something very different in Ambleside, this stylish and contemporary two double bed roomed ground-floor apartment is perfect for holiday or long term letting, a permanent home or a weekend retreat.

This self contained apartment is superbly placed for ready access to the village centre, the lake shore and the surrounding fells alike. The modern spacious accommodation includes an entrance hall, open plan living space with stylish kitchen area, two double bedrooms, modern shower room and easily managed private patio to supplement the well maintained grounds as well as private parking. Stand out from the crowd with this very special home.

Quick Overview

- Stylish purpose built self contained ground-floor apartment
- 2 Double bedrooms
- Fitted kitchen and luxury bathroom
- Ideal holiday let, long term let or weekend retreat
- Private patio
- No chain
- Gas central heating
- Well maintained communal grounds
- Allocated car parking space
- Ultrafast Broadband 1000Mbps*



2



1



1



C



Ultrafast
Broadband



Allocated
Parking

Property Reference: AM4037



Lounge



Lounge



Kitchen



Dining Area

Location From the centre of Ambleside head towards Windermere on the one way system along Lake Road (A59) Turn left onto Old Lake Road opposite Alpkit, and continue along this road before turning left onto Blue Hill Road. Continue along Blue Hill Road to the end, The Blue Hill Park Development is found on the left hand side.

What3Words ///lunging.edge.fearfully

Description Built by Ambleside Residential Developments Ltd some thirteen years ago to a superb contemporary design, this accommodation is well designed and equipped for modern living. The eye catching design includes traditional features such as Lakeland stonework and slate which combines splendidly with the warmth of engineered oak floors internally and never loses that special feel of luxury and style - perfect whether you are looking for a holiday let, a long term let, an easily maintained weekend retreat or indeed a permanent home in this beautiful part of the English Lake District.

Enjoying its own private entrance door, the entrance hall has space for wet coats and muddy boots. The rest of the accommodation includes an open plan living/dining room and kitchen. The stylish kitchen has been fitted with an attractive range of contemporary wall and base units and work surfaces incorporating a stainless steel sink with mixer tap. The integrated Lamona appliances include a 4 ring ceramic hob with extractor hood over, oven, microwave, and dishwasher in addition to a Neff fridge freezer and a Hotpoint automatic washing machine.

There are two light and airy double bedrooms, one having a patio door opening onto the rear easily maintained private patio garden space. The luxury shower room has tiled walls and floor and has been fitted with a large shower unit, a wash hand basin set above a vanity style unit with double drawers, and a WC. There is a heated ladder style towel rail/radiator, and this floor also benefits from having underfloor heating - a treat for bare feet!

Outside is a private car parking space as well as pretty and well presented communal grounds and adjoining open fields.

This bright and spacious apartment is ideal for those seeking something stylish and yet conventionally convenient within walking distance of the centre of Ambleside. A unique opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Living Space

21' 5" x 15' 0" (6.53m x 4.57m)

Inner Hallway

With storage cupboard housing the Keston gas central heating boiler.

Bedroom 1

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.9m)

Bathroom

Outside

Private Patio Area

In addition to the private patio area there are well maintained communal grounds.

Parking

The property has an allocated parking space.

Property Information

Services

The property is connected to mains gas, electric, water and drainage. Double glazing and gas central heating to radiators

Tenure

Leasehold.

The property is Leasehold for a term of 999 years. The Blue Hill Residential Management Company Limited has been formed with the Annual Management Fee for 2023/24 understood to be £1789 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance

Council Tax

Westmorland and Furness District 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 Ambleside Office.



Bedroom 2



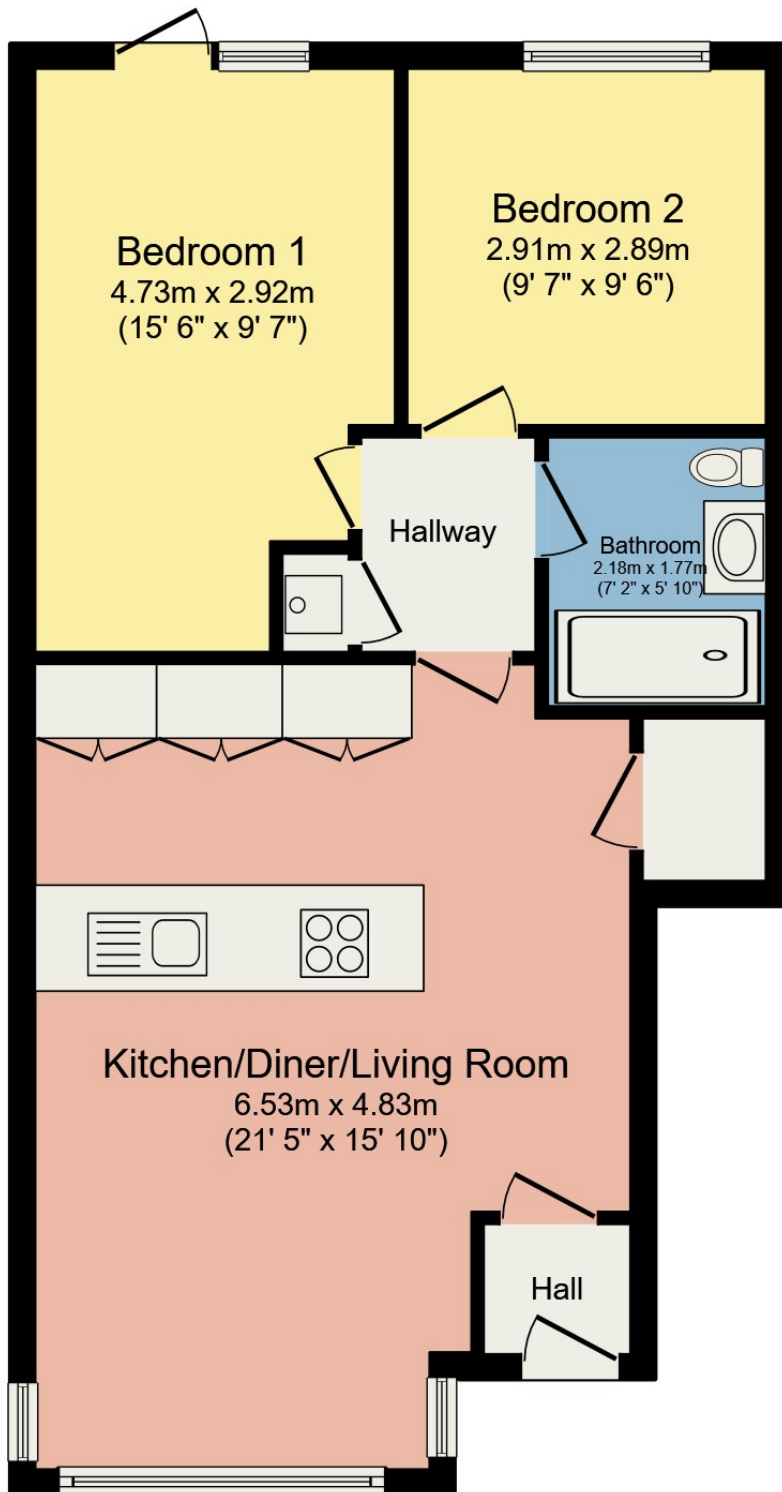
Bedroom 1



Shower Room



Blue Hill Park, Ambleside



Ground Floor

Total floor area 60.6 m² (652 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.

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 05/04/2024.

Request a Viewing Online or Call 015394 32800