



Ambleside

£360,000

Blencathra, 2 Midland Bank, St. Marys Lane,
Ambleside, Cumbria, LA22 9DG

Superbly placed in the heart of Ambleside, and enjoying wonderful views west to Loughrigg, this immaculate one bedroomed apartment is the perfect holiday let or weekend retreat.

With all that Ambleside has to offer virtually on the doorstep and both the lake shore and the high fells accessible on foot, this bright first floor apartment includes a private hall, an open plan living room/ stylish contemporary kitchen, a double bedroom and a lovely modern shower room as well as everything on hand that you might require in a relaxing home from home.

Quick Overview

Immaculate 1 bedroom first floor apartment

Stylish open plan living/ kitchen space

Fabulous views west to Loughrigg

Superb central location, close to village amenities

Ideal holiday let or lock-up-and-leave weekend retreat

Leasehold – 999 years from 2013

No chain

Parking by arrangement

Superfast Broadband 80Mbps*



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Superfast
Broadband



Parking by
Arrangement

Property Reference: AM4038



View

Location On foot from our Ambleside office, head for the centre of the village, passing Tesco, and the entrance can be found on the right hand side immediately after Friars luxury chocolate shop. The rear of the property can also be accessed from St. Marys Lane at a lower level.

What3Words ///ensemble.shatters.passports

Description This lovely bright west-facing apartment could hardly be better placed to combine immediate access to the variety of restaurants, cafes, traditional Lakeland inns and cinemas which are a feature of central Ambleside, whilst the shore of Lake Windermere and the high fells which form the backdrop for this pretty Lake District market town remain equally accessible on foot from the doorstep.

With wonderful far reaching views, this apartment includes a lovely bright light and airy open plan sitting room with ample space to sit and relax whilst planning which of the majestic fells viewed from the window, to tackle next. The contemporary kitchen is fitted with stylish wall and base units with complimentary work surface including a breakfast bar for informal dining, and a modern sink unit. Integrated Lamona appliances include a 4 ring ceramic hob with up to the minute extractor hood over, microwave, oven, slimline dishwasher and fridge.

The welcoming double bedroom also has outstanding views, whilst the shower room has a three piece suite comprising a large shower unit with Bristan shower, wash hand basin set within a vanity style unit, and WC. Additionally there is a heated ladder style towel rail/radiator.

A superb investment opportunity and one certainly not to be missed.



Dual Aspect Lounge Area



Lounge

Accommodation (with approximate dimensions)

Entrance Hall With call entry phone system.

Open plan living space

Sitting Room 15' 8" x 11' 5" (4.78m x 3.48m)

Kitchen 8' 8" x 7' 7" (2.64m x 2.31m)

Bedroom 10' 9" x 10' 5" (3.28m x 3.18m)

Shower Room



Informal Dining Area

Outside Area at rear is owned by Willow City Group Limited. Vendors pay the following £24 month for rubbish bins, and have a private parking arrangement at the rear of the property for £53 month.

Property Information

Services This apartment is connected to mains electricity, water and drainage.

Tenure Leasehold - 999 years from 2013

Management Service Charge Each flat pays a service charge as calculated by the management agent each year. The service charge is for buildings insurance and any known maintenance which is required that year (eg roof cleaning)

The service charge is apportioned in accordance to the size of each property within the building. Payment for 2024 1s £519.27

Business Rates The property has a rateable value of £2,400 with £1,197.60 being the amount payable to Westmorland and Furness District Council for 2023/24.

Small Business Rate Relief may be available, the current owners benefit from this relief paying £0 per annum.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Stylish Kitchen



Bedroom

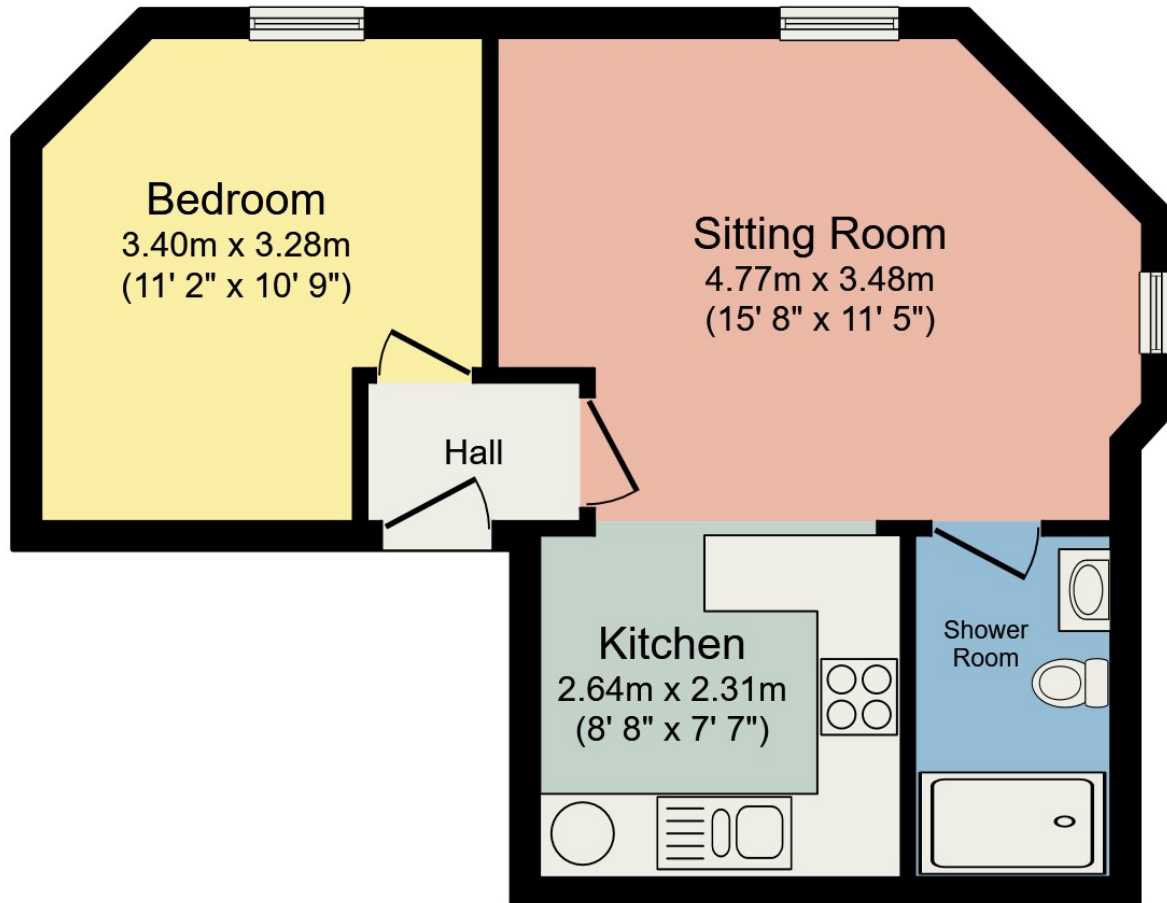


Bedroom with Views



Fell View and St Marys Church from Property

Market Place, Ambleside



Total floor area 36.7 m² (395 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.

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