



Windermere

£75,000

15 Alexandra Court, Ellerthwaite Road, Windermere, LA23 2PR

A 1 bedroomed first floor apartment, situated in a purpose built retirement development for the over 50's situated close to Windermere centre. Manageable accommodation being centrally positioned and convenient for the amenities of Windermere with communal landscaped gardens and parking.

Quick Overview

- 1 Bedroomed over 50's Retirement Development
- 1 Reception Room & 1 Bathroom
- Perfect Central Location
- Residential Lounge
- Communal Grounds and Shared Parking
- Close to Amenities
- In need of Re-decoration
- Guest suite
- EPC band C.
- Superfast fibre broadband



1



1



1



C



Superfast
Fibre
Broadband



Shared
Parking

Property Reference: W6073



Communal Lounge



Living/Dining Room



Living/Dining Room



Kitchen

Location: Ideally located on the outskirts of Windermere village, within level walking distance to the amenities. To find Alexandra Court from Ellerthwaite Square out of Windermere towards Bowness, turn left into Ellerthwaite Road and right by the fire station and Alexandra Court is the first turning on the left hand side.

Property Overview: 15 Alexandra Court is a modern purpose built first floor retirement apartment constructed in 1989 by Messrs. McCarthy & Stone, designed for purchasers aged 50 years and over. The development incorporates many thoughtful design features including security door entry system recently updated to include vision of building access area through resident's own TV (Although our vendor does not use this), lift service, emergency communication system and house manager. Other facilities include attractive communal residents lounge, laundry room and a guest suite for over night visitors.

The entrance to number 15 is on the first floor. As you enter the entrance hall, there is a shelved cupboard with fuse board and meters as well as water tank. Then to the left is the lounge including an emergency cord system and the kitchen consisting of wall and base units, inset stainless steel sink unit, Atag cooker hood over and space for cooker, part tiled walls and space for an upright fridge freezer, plus separate extractor fan linked to the lighting system.

Moving back into the entrance hall you have the bedroom with another emergency cord and the bathroom including a 3 piece suite of WC, bath with shower over and wash basin with vanity unit.

Accommodation: (with approximate measurements)

Private Entrance Hall

Lounge 16' 10" x 10' 6" (5.13m x 3.2m)

Kitchen 7' 4" x 5' 5" (2.24m x 1.65m)

Bedroom 12' 1" x 8' 9" (3.68m x 2.67m)

Bathroom

Property Information:

Services: Mains water, drainage and electricity. Economy 7 electric storage heating.

Tenure: The property is held on a long leasehold for a term of 125 years which commenced in 1989, subject to an ground rent of approximately £215.94 paid twice per year. There is also an annual maintenance/service charge to cover the house manager/warden, upkeep of the common parts (including heating and lighting of the residents lounge), gardening, lift maintenance, window cleaning, building insurance and water rates etc. The charge for 2024/25 is approximately £1,952.00 paid half yearly in advance.

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: ///readjust.mouse.importers

Notes: *Checked on <https://www.openreach.com/> 8th April 2024 - not verified.

Anti-Money Laundering Regulations: 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 (inc. 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).



Bedroom



Bedroom



Bathroom

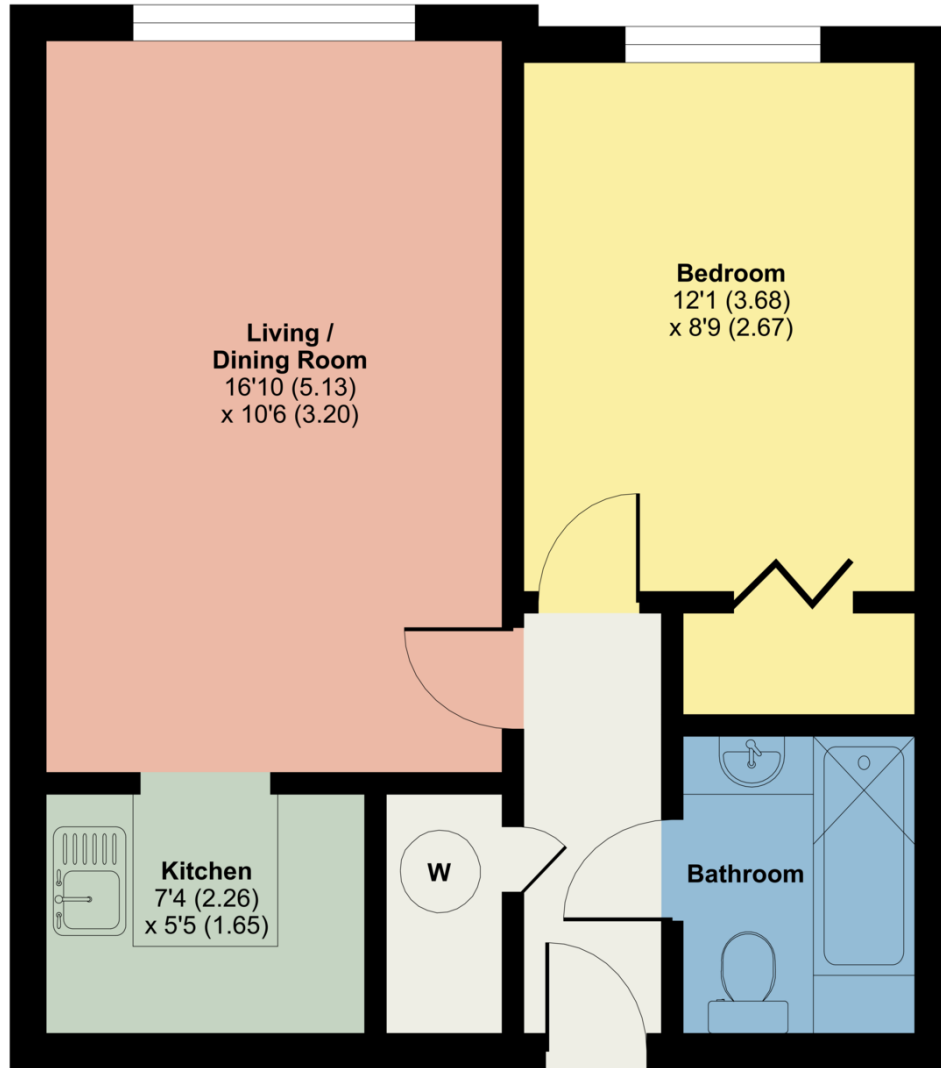


Communal Gardens

Flat 15, Alexandra Court, Ellerthwaite Road, Windermere, LA23

Approximate Area = 452 sq ft / 41.9 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1108828

A thought from the owners...

There is very good access to a lot of nice walks, particularly in the South Lakes.

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 07/05/2024.

Request a Viewing Online or Call 015394 44461