



# Bowness-on-windermere

£275,000

32 Quarry Rigg, Bowness-on-windermere, Cumbria, LA23 3DT

Tucked away from the hustle and bustle but set in a central location and within walking distance of all the amenities Bowness has to offer, this 2 bedroomed second floor apartment is ideal for a holiday bolt hole, holiday let or permanent residence.

The property has been refurbished to a high standard by the current owner and has the advantage of having a balcony overlooking the Lakeland fells and Lake Windermere. The property also benefits from having communal off road parking.

## Quick Overview

- 2 bedroomed apartment
- 1 reception room and 1 bathroom
- Convenient location
- Communal gardens
- For sale as a going concern
- Close to amenities and transport
- In good decorative order
- Ideal for a holiday bolt hole, holiday let or permanent residence
- Communal parking
- \*Superfast fibre broadband available



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Superfast  
Fibre  
Broadband



Communal  
Parking

Property Reference: W6077



Living room



Living room



Kitchen



Kitchen

**Description:** Tucked away from the hustle and bustle but set in a central location and within walking distance of all the amenities Bowness has to offer, this 2 bedroomed second floor apartment is ideal for a holiday bolt hole, holiday let or permanent residence.

The property has been refurbished to a high standard by the current owner and has the advantage of having a balcony overlooking the Lakeland fells and Lake Windermere. The property also benefits from having communal off road parking.

**Location:** This quiet development is positioned in the heart of the popular tourist spot of Bowness on Windermere close to all the amenities this village provides.

From the mini roundabout proceed out of Bowness on Rayrigg Road, bear right, first onto Quarry Brow and then right at the top of the hill. No 32 is located in the left hand block. There are 2 pedestrian walkways giving easy access to the village either onto Rayrigg Road at the bottom of the Quarry Rigg development or via the direct path to Lake Road.

**Property Overview:** A well presented 2 bedroomed 2nd floor apartment. The property has been tastefully decorated and comprises of open plan living room/kitchen with views to the Lakeland fells and Lake Windermere, patio doors from the living room lead out onto a balcony. The kitchen has modern appliances of integrated Zanussi electric oven and Zanussi induction hob and built in Zanussi microwave. There is also an integrated dishwasher and fridge/freezer. Bedroom 1 is a spacious double bedroom and bedroom 2 has a built in wardrobe. The modern shower room consists of WC, built in washbasin and vanity unit and Mira shower and has recently been renovated and benefits from electric underfloor heating.

Outside is shared communal parking.

The property would suit a first time buyer or indeed would be a great holiday home or holiday let which also benefits from shared residents' parking area

Currently holiday let through Air B & B and it is hoped the property can be sold as a going concern with the furniture available by separate negotiation.



Accommodation: (with approximate measurements)

Stairs to 2nd floor.

Entrance Hall

Living Room 15' 7" x 8' 9" (4.75m x 2.67m)

Kitchen area 8' 10" max x 5' 5" (2.69m x 1.65m)

Bedroom 1 12' 3" x 8' 7" (3.73m x 2.62m)

Bedroom 2 9' 0" x 8' 9" max (2.74m x 2.67m)

Bathroom

Property Information:

Outside: Communal landscape gardens and parking area.

Balcony 9' 5" x 4' 9" (2.87m x 1.45m)

Services: Mains electricity, water and drainage. uPVC double glazed windows. Electric oiled filled smart radiators, which are less than 3 years old and they are Wi-Fi enabled and can be controlled remotely.

Tenure: Long leasehold for the residue of a 999 year lease from 1995. For 2024 the management charge is £542.75 per quarter. There is also a fixed ground rent of £16 per year.

Business Rates: Westmorland and Furness Council - Rateable value of £2,400 with the amount payable of £1,176.00 for 2024/25. Small business relief may apply depending on circumstances.

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: //shapeless.visitors.gazed

Notes: \*Checked on <https://www.openreach.com/> 16th April 2024 - not verified.



Bedroom 1



Bedroom 2



Balcony



View

# 32 Quarry Rigg, Bowness-on-Windermere, LA23

Approximate Area = 470 sq ft / 43.6 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: 1115861

A thought from the owners...A thought from the owners: The balcony is a fantastic place to enjoy a glass of wine whilst taking in the views, with the early afternoon and evening sun.

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