



Windermere

£228,000

11 School Knott Drive, Windermere, Cumbria, LA23 2DY

A well presented 2 bedroomed first floor apartment, offering comfortable accommodation and close to all village amenities yet set in a quiet residential location. The apartment comes with the added benefit of off road parking, garden and views of the beautiful Lakeland fells. Local occupancy conditions apply.

Quick Overview

- 2 Bedroomed first floor apartment
- 1 Reception Room and 1 Bathroom
- Convenient location
- Views of the Lakeland Fells
- Rear garden
- Close to amenities and schools
- In good decorative order
- Local occupancy conditions apply
- Off road shared parking
- Superfast fibre broadband available



2



1



1



C



Superfast
Fibre
Broadband



Off Road Shared
Parking

Property Reference: W6079



Lounge



Lounge



Kitchen



Kitchen

Location: Situated on the outskirts of Windermere yet within access of the village amenities. Proceed out of Windermere towards Bowness, bearing left on to Ellerthwaite Road immediately before Windermere Park Hotel. At the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road. Continue along and take the fourth right into School Knott Drive. Follow the road up and parking is on the second right with number 11 straight ahead approached by the back of the building.

Property Overview: Located on the outskirts of Windermere village, number 11 is a modernised and beautifully presented first floor apartment. The private and self-contained entrance to the property is through the private garden area with an outdoor store space to the rear. The entrance hall has ample storage space before moving upstairs to the main accommodation.

The first floor comprises of lounge with views of the Lakeland Fells, plus a dining kitchen including a range of modern wall and base units, AEG oven and induction hob with extractor over, built in dishwasher and a laundry cupboard with plumbing for washing and drying machine. Additionally, there are two good sized double bedrooms with the master bedroom having a built in wardrobe. The large bathroom has 3 piece white suite of WC, washbasin with vanity unit and bath with shower over and finally, the central hallway has 3 large handy store cupboards with one holding the central heating boiler.

Please note that the apartment has a local occupancy clause that the occupant must have lived or worked in the area of Cumbria for the last 3 years.

Accommodation: (with approximate measurements)

Entrance Hall

Store

First Floor

Lounge 18' 1" max x 16' 4" max (5.51m x 4.98m)

Dining Kitchen 15' 9" max x 11' 8" max (4.8m x 3.56m)

Bedroom 1 12' 7" max x 12' 0" max (3.84m x 3.66m)

Bedroom 2 12' 5" x 9' 1" (3.78m x 2.77m)

Bathroom

Property Information:

Services: Mains electricity, gas, water and drainage.
Double glazing and gas fired central heating.

Tenure: Leasehold. Subject to the remainder of a 125 year lease dated from 2014. There is a ground rent of £10 per annum and the service charge for 2023/2024 was £351.87. A copy of the lease is available for inspection at the office.

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: ///pictured.charging.straddled

Notes: *Checked on <https://www.openreach.com/> 19th April 2024 - not verified.



Bedroom 1



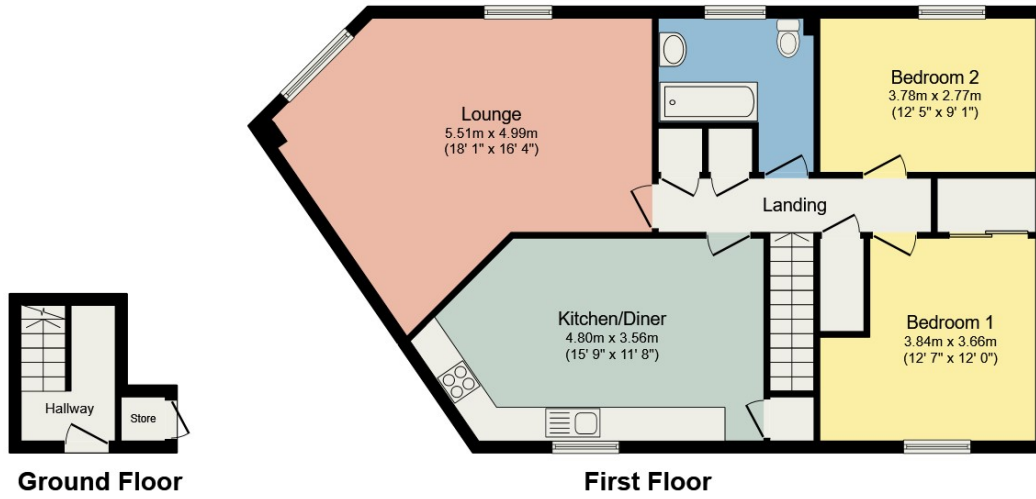
Bedroom 2



Bathroom



Views



Total floor area 95.3 m² (1,025 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.

A thought from the owners... *"The lounge is the perfect spot to watch the sunset over the Coniston and Langdale fells."*

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 24/04/2024.