



Windermere

£220,000

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

Nestled in a local residential area, a well presented 2 bedroomed first floor apartment, offers a delightful blend of comfort and convenience. Perfectly positioned close to all village amenities, yet tucked away in a peaceful setting. The apartment comes with the added benefit of off road parking, garden/outside store and views of the beautiful Lakeland fells. Local occupancy conditions apply making this an exclusive opportunity for those who meet the criteria.

Quick Overview

- 2 Bedroomed first floor apartment
- 1 Reception Room and 1 Bathroom
- Pets allowed
- 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



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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, complete with an outdoor store space to the rear. Pets are also welcome in this delightful apartment, giving it a more homely feel for any buyer and their beloved animal.

Upon entering, you are greeted by an entrance hall with ample storage before ascending the stairs to discover the main accommodation, where the first floor unfolds into a welcoming lounge offering views to the Lakeland fells.

Moving into the dining kitchen, which features a range of modern wall and base units, AEG oven and induction hob with extractor over and a built in dishwasher. Plus a convenient laundry cupboard with plumbing for washing and drying machine adds to the functionality of this space.

Additionally, the apartment boasts two generously sized double bedrooms, with master bedroom benefitting from a built in wardrobe, providing ample storage. The large bathroom is elegantly designed with a 3 piece white suite, including WC, washbasin with vanity unit and a bath with shower over. The central hallway is equipped with 3 large handy store cupboards, one of which houses the central heating boiler, and access to a boarded loft space, adding even more storage options ensuring efficient use of space.

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.

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 1



Bedroom 2

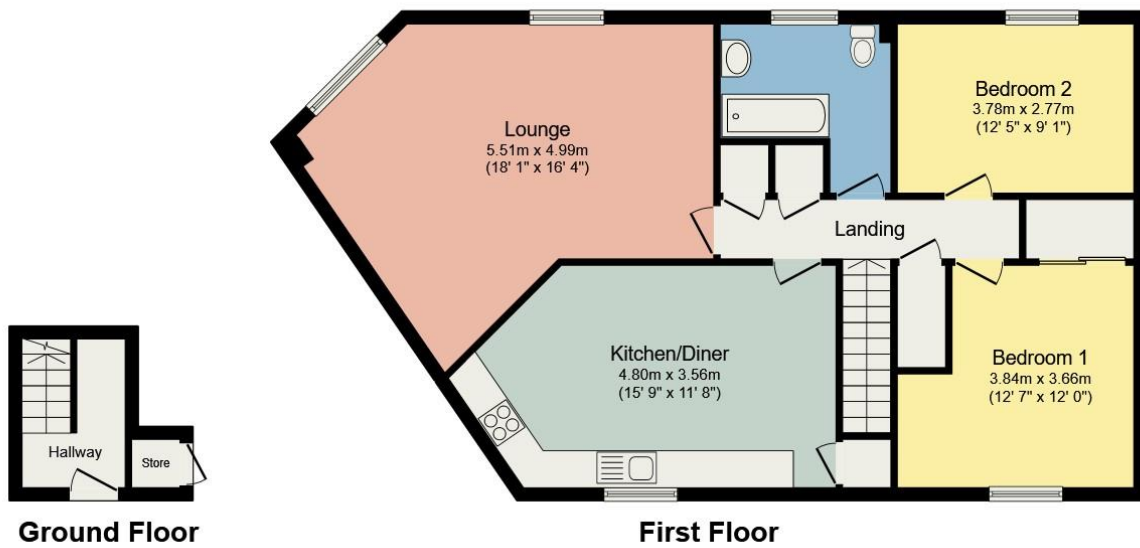


Bathroom



Views

School Knott Drive, Windermere



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 & Langdale fells".

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