



## School Knott Drive, Windermere

**£199,500**

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

Set in a quiet residential corner of Windermere, this well presented two bedroom first floor apartment offers modern comfort, low maintenance living and a highly convenient position close to village amenities. It is an ideal option for local professionals or anyone seeking a ready to move into home with reliable day to day ease.

### Quick Overview

No upper chain, ready for immediate occupation.

Well presented two bedroom first floor apartment

Private front door and self contained entrance.

Lounge with year round sunset views across the Lakeland fells.

Rare private rear garden with outdoor storage cupboard.

Spacious bathroom and excellent storage including boarded loft.

Pets permitted.

Local occupancy conditions apply.

Close to amenities, transport links and local schools.

Superfast Broadband available.

Property Reference: W6079



2



1



1



C



Superfast  
available



Off road parking



Lounge



Lounge



Kitchen



Kitchen

The property includes off road parking, a private garden area and a rare private entrance with its own front door, giving the apartment a level of independence that is unusual for this type of property. Views from the lounge stretch across the Coniston and Langdale fells and the room enjoys year round sunsets. Local occupancy conditions apply, making this a valuable opportunity for those with established ties to the area.

**Location:** Situated on the outskirts of Windermere, the apartment provides quick access to both Windermere and Bowness while remaining tucked away from the main routes. From the village centre, head towards Bowness and turn left onto Ellerthwaite Road before the Windermere Park Hotel. At the T junction, turn right onto Park Road, then take the immediate left onto Limethwaite Road. School Knott Drive is the fourth right. Parking is on the second right hand turn with Number 11 positioned directly ahead and approached from the rear of the building.

**Property Overview:** Number 11 has been modernised throughout and benefits from its own private garden and outdoor store. The self contained entrance gives direct access from the garden into the entrance hall which provides generous built in storage. Stairs lead to the main accommodation on the first floor.

The lounge is bright and welcoming with elevated views across the Coniston and Langdale ranges. It is a standout feature of the home and enjoys natural light throughout the day with sunset views across the fells.

The dining kitchen is fitted with modern wall and base units, an AEG oven, induction hob with extractor and a built in dishwasher. A dedicated laundry cupboard with plumbing for both washing and drying machines adds practicality and ensures the space remains low maintenance.

There are two well sized double bedrooms. The main bedroom includes a fitted bespoke wardrobe, providing far more storage than is typical for an apartment of this size. The bathroom is notably spacious for an apartment of this type and includes a white three piece suite with bath and shower over, vanity storage and a clean modern finish.

Storage is a key advantage of this property. The central hallway offers three large cupboards, one housing the boiler, and there is access to a boarded loft space with an integrated step ladder, giving practical additional storage that is exceptionally easy for an apartment.

With no upper chain, modern interiors and a well maintained presentation, the apartment is ready for immediate occupation. Certain items of furniture can also be included by negotiation for an even smoother move.

Please note that the local occupancy clause requires the buyer to have lived or worked within the county of Cumbria for at least the past three 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 2024/2025 was £408.05. 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



Bathroom

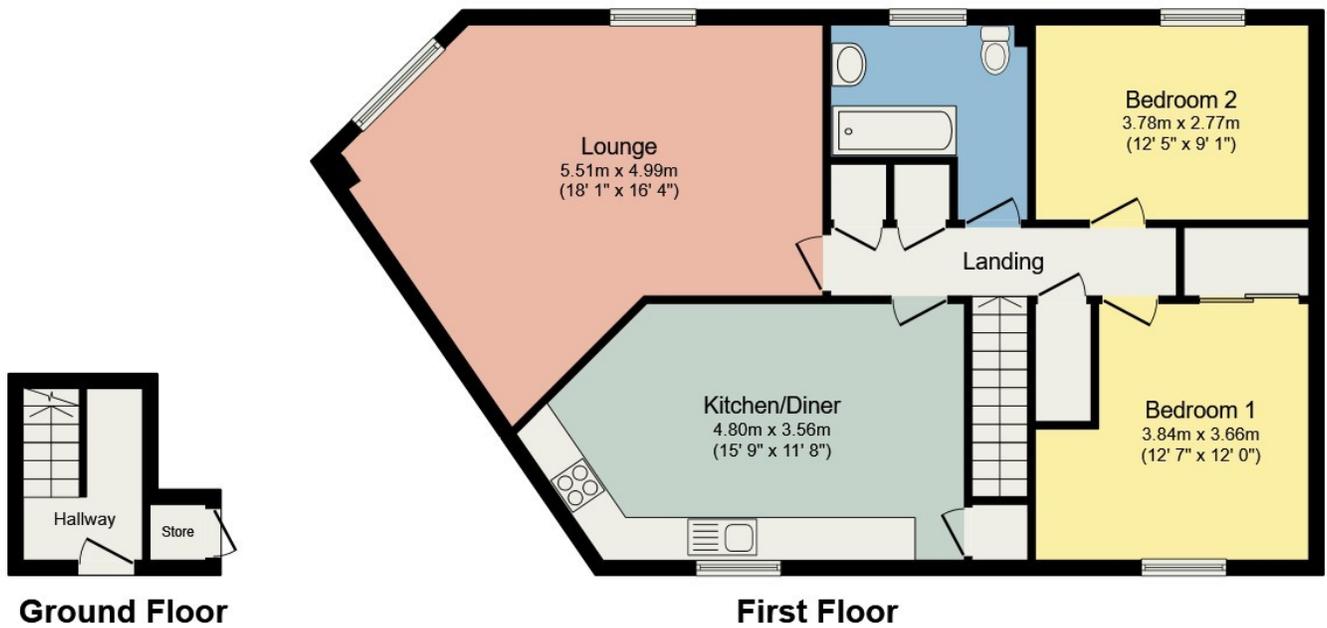


Outdoor space



Views

# School Knott Drive, Windermere



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 02/03/2026.

Request a Viewing Online or Call 015394 44461