



Windermere

£338,000

Flat, 2 Langdale Crescent, Windermere, Cumbria, LA23 2HE

A bright, good sized ground floor 2 bedroomed apartment situated in a desirable, residential part of Windermere in a quiet location on a cul-de-sac. Benefiting from garden, garage and parking as well as a spacious living area, the property has been improved by the current owners. Ready to walk into and enjoy.

Quick Overview

- 2 bedroomed ground floor apartment
- 1 reception room and 1 bathroom
- Quiet location
- Garden
- No chain
- Close to amenities
- In good decorative order
- Ideal permanent home or 2nd home
- Garage and off road parking
- *Superfast fibre broadband available



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6080



Living room



Living room



Kitchen



Kitchen

Description: A bright, good sized ground floor 2 bedroomed apartment situated in a desirable, residential part of Windermere in a quiet location on a cul-de-sac. Benefiting from garden, garage and parking as well as a spacious living area, the property has been improved by the current owners.

Location: From Windermere proceed out of the village towards Bowness on New Road continuing as Lake Road and turn left onto Craig Walk just prior to the Police Station. Continue to the top of the hill bearing left into Annisgarth Drive and then left again into Langdale Crescent, follow the road until the end and enter into the small development. Flat 2 is accessed via the ground floor.

Property Overview: Flat 2, Langdale Crescent is a wonderful 2 bedroomed ground floor apartment set in a quiet location, being modernised by the current owners and benefitting from a garage and off road parking this property would make an ideal permanent residence or 2nd home. The property comprises of a bright spacious living room with patio doors leading to a patio and garden. The kitchen which has been recently replaced by the current owners has appliances of Bosch electric oven, Bosch gas hob with extractor over and a Bosch microwave, along with a space for a fridge freezer, two handy store cupboards can also be found in the kitchen, one housing the Marathon central heating boiler. 2 double bedrooms with recently fitted built in wardrobes and bathroom with WC, pedestal washbasin and bath with Bristan Smile shower over and cupboard housing the hot water cylinder.

Accommodation: (with approximate measurements)

Private entrance

Hallway

Living Room 25' 4" max x 16' 4" max (7.72m x 4.98m)

Kitchen 11' 4" x 7' 10" (3.45m x 2.39m)

Bedroom 1 12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom 2 11' 10" x 10' 0" (3.61m x 3.05m)

Bathroom

Property Information:

Outside: Private garden, parking and garage. There is a right of way through the garden which enables Flat 4 and Flat 2 to gain access to a public footpath.

Services: Mains gas, electric, water and drainage. Gas fired central heating to radiators.

Council Tax: Westmorland and Furness Council - Band D.

Tenure: The flat is held on the residue of a 999 year lease from April 1966. Each flat owner is one quarter share owner of the freehold. Maintenance of the building is carried out on an as and when needed basis and the costs are shared between the four flats in the block.

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: //shipped.shrubbery.cliff

Notes: *Checked on <https://www.openreach.com/> 24th April 2024 - not verified.



Bedroom 1



Bedroom 2



Rear elevation



View from garden

Langdale Crescent, Windermere



Total floor area 87.3 m² (940 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.

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 26/04/2024.