



Windermere

£155,000

11 Elleray Gardens, Windermere, Cumbria, LA23 1JE

A neat modernised 2 bedroomed ground floor apartment, with the added benefit of separate external access, with pleasant outlook over the private gardens towards the Phoenix Park.

Situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities, benefiting from double glazed windows and electronically controlled electric heating with individual programmes for each room. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

Quick Overview

- 2 Bedroomed ground floor apartment
- 1 Reception room and 1 bathroom
- Peaceful location
- Communal Garden
- EPC band D.
- Close to amenities
- In good decorative order
- Over 55's development
- Communal off road parking
- Superfast broadband available



2



1



1



D



Superfast
Fibre
Broadband



Communal Off
Road Parking

Property Reference: W6096



Living Room



Living Room



Kitchen



Bedroom 1

Location: Heading out of Windermere village, towards Ambleside on Main Road, turn first left onto College Road at Hackney and Leighs letting office and immediately right into Elleray Gardens. Proceed into the development and into the main entrance and number 11 Elleray Gardens is situated towards the back of the building on the ground floor and can be accessed either through the communal entrance hall or indeed directly by walking round the path to the left of the main entrance.

Property Overview: Elleray Gardens is a modern purpose built retirement complex, conveniently situated for all the village amenities. Being in a peaceful sheltered location, the apartment itself is situated at the south west of the building and therefore benefits of having separate external access if required. There is a pleasant outlook over the private gardens to the rear and towards the Phoenix Park beyond.

The main security features include security entry telephone, emergency pull cord alarm system in every room, CCTV outside, fire doors and onsite warden. There is also a guest bedroom which the residents can book for a small charge for relations to use when they visit and a communal laundry room too.

The apartment itself comprises of entrance hall with two shelved cupboards and one housing the hot water cylinder. Living room with access to communal garden area and kitchen with built in wall and base units, Newworld single oven and induction hob with extractor over. Moving into bedroom 1 comprising of built in wardrobes and overhead cupboards and bedroom 2 having an outlook to the Phoenix grounds. The main shower room includes WC, washbasin with vanity unit and Triton shower.

Ideal for any persons over the age of 55.

Accommodation: (with approximate measurements)

Hallway

Living/Dining Room 11' 8" min x 11' 0" (3.56m x 3.35m)

Kitchen 7' 8" x 5' 10" (2.34m x 1.78m)

Bedroom 1 11' 9" min x 9' 9" (3.58m x 2.97m)

Bedroom 2 11' 1" x 7' 7" (3.38m x 2.31m)

Bathroom

Property Information:

Services: Mains electricity, water and drainage connected.

Tenure: We understand that the flat is leasehold for the term of a 150 years from 1989 with an annual service charge of £2,640 (£220 pcm).

Council Tax: Westmorland and Furness Council - Band C.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words: ///apply.enrolling.tensions

Notes: *Checked on <https://www.openreach.com/22nd> May 2024 - not verified.



Bedroom 2



Shower Room



Gardens

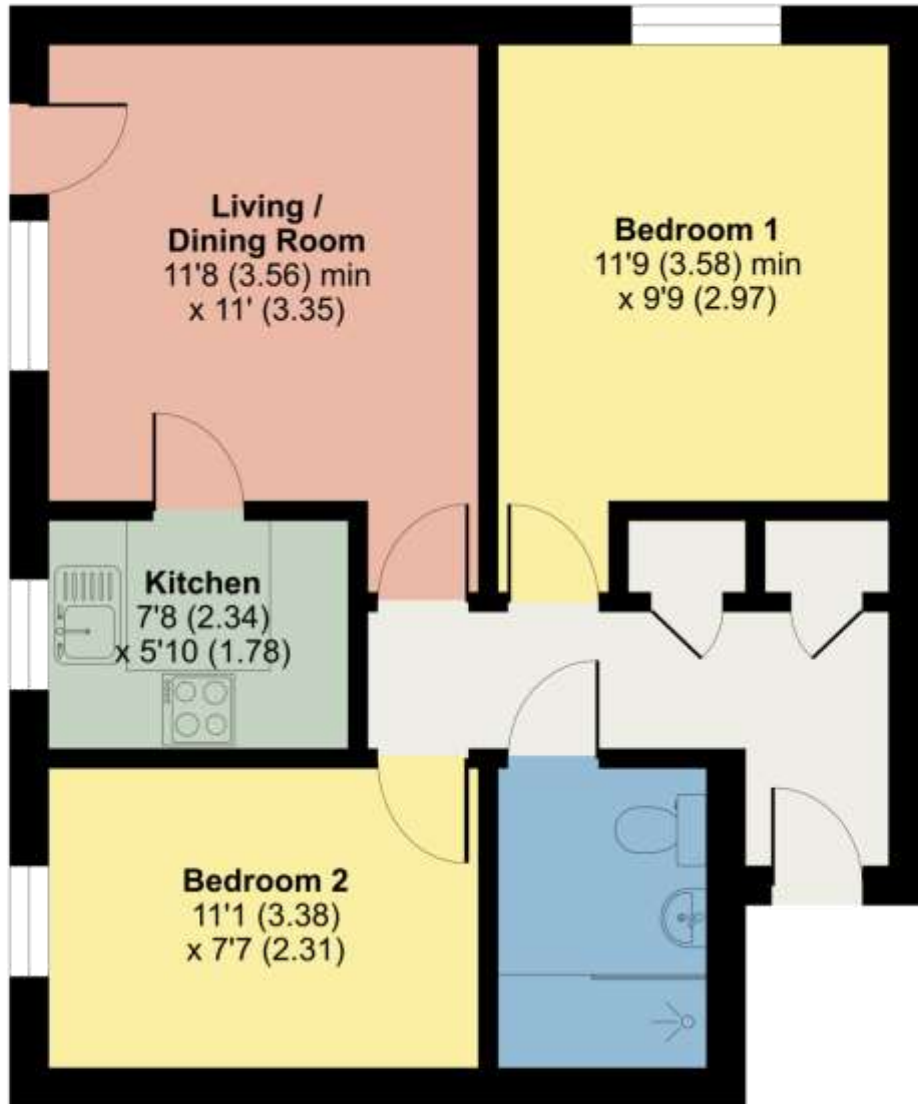


Gardens

11 Elleray Gardens, Windermere, LA23

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Hackney & Leigh. REF: 1131568

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 24/05/2024.

Request a Viewing Online or Call 015394 44461