



# Coniston

£130,000

17 Campbell House, Coniston, Cumbria, LA21 8ER

This bright and spacious purpose built first floor 2 double bed roomed apartment combines lovely views with excellent convenience to the village centre. Campbell House was built in 1988 to provide accommodation for active folk aged 55 years and over and provides the perfect permanent residence or second home in this delightful part of the National Park. The accommodation includes a bright living room, a fitted kitchen, two double bedrooms, bathroom and communal car parking.

## Quick Overview

Bright first floor two double bed roomed apartment for the over 55's  
 Living room, modern kitchen and a bathroom  
 Superb location just a short stroll from central Coniston  
 Ideal permanent residence or second home  
 Views from the property  
 Communal garden  
 No upward chain  
 Communal car parking  
 Superfast (80 Mbps) Broadband Available



2



1



1



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Superfast  
Broadband



Communal  
Parking

Property Reference: AM4047





Lounge



Kitchen



Front



Front Views

**Location** From the centre of Coniston, which is well served by a variety of shops, cafes, public houses, a post office and churches, take the A593 as if heading towards Torver passing the petrol filling station on your left and continuing around the gentle curve in the road where Campbell House is then found on the left hand side opposite the gently sloping meadow on the right. There is parking in the private car park for the development.

**What3Words** ///eyepieces.crusher.radiating

**Description** Set back from the road this bright apartment enjoys views looking over the school playing fields with Grizedale Forest beyond, and west looking over fields to afford glimpses of the upper reaches Coniston Old Man, Brim Fell and Great How Crag.

The location itself could hardly be better - all that Coniston village has to offer is just a short stroll away, whilst for the more energetic and adventurous, the Lake shore and the high fells are also accessible on foot from the property.

The apartment, like the building as a whole, is perfect for you to make it your own and includes a fitted-kitchen with plumbing for a washing machine opening up to a sunny living room, two spacious double bedrooms both with built in wardrobes and storage and a bathroom comprising of a bath with shower over, wc and wash basin. Also having an extra storage cupboard perfect for hanging your coats up and storing your muddy boots after a day on the fells!

There is car parking provision for the apartments within the grounds, whilst the communal gardens themselves are easily managed. The apartments here can be enjoyed as permanent residences or second homes, but cannot be commercially holiday let - giving a much more relaxed and homely feel to this attractive little development. A splendid opportunity not to be missed.

**Accommodation (with approximate dimensions)**

Communal Entrance

Communal Landing

Private Entrance Hallway

Lounge and Dining Room  
17' 7" x 11' 3" (5.36m x 3.43m)

Kitchen  
7' 9" x 7' 6" (2.36m x 2.29m)

### Bedroom 1

14' x 9' 8" (4.27m x 2.95m)

### Bedroom 2

11' 6" x 10' 8" (3.51m x 3.25m)

### Bathroom

### Storage Cupboard

### Outside

The property enjoys easily managed communal grounds, with a bench from which to enjoy the views. To the front of the property there is good on site communal car parking provision.

### Property Information

#### Services

Mains water, drainage and electricity are connected.

#### Council Tax

Westmorland and Furness District Council - Band C

#### Tenure

Leasehold for 999 years from the 25th March 1988. We understand from a verbal enquiry that the service charge is £176 per calendar month. We also understand that there is a sinking fund established intended to cover maintenance costs, with contributions based on the purchase price of the apartment and levied at the point of disposal.

#### Viewings

Strictly by appointment with Hackney & Leigh Ambleside Office.

#### Energy Performance Certificate

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

**Anti-Money Laundering Regulations (AML)** 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 1



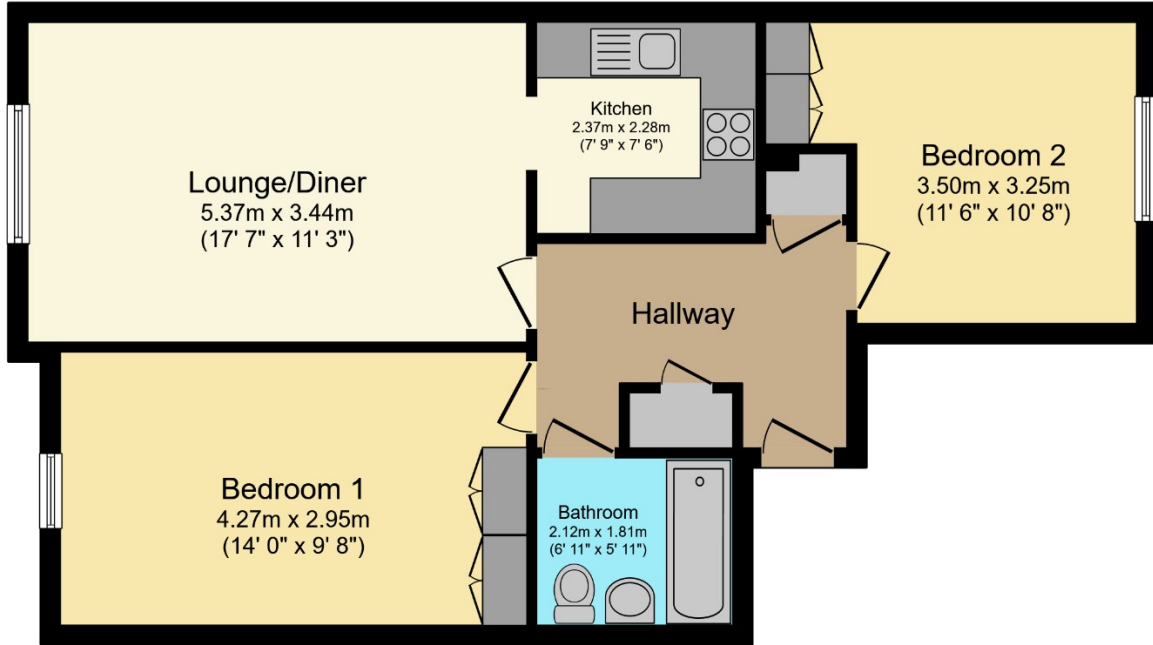
Bedroom 2



Bedroom 2



## 17 Campbell House, Coniston, LA21 8ER



### Floor Plan

Floor area 64.1 m<sup>2</sup> (690 sq.ft.)

TOTAL: 64.1 m<sup>2</sup> (690 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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