



11 Cumbria Court College Road, Windermere
£230,000



11 Cumbria Court College Road

Windermere

A second floor apartment situated in this popular well established development which is centrally located and conveniently situated within walking distance of all the village's shops, bars, and restaurants, this apartment offers a prime location that allows residents to easily access a variety of amenities and services. Whether you prefer to dine out, shop for essentials, or enjoy a night out, everything you need is within reach.

While this apartment presents a comfortable living environment with double glazed windows and electric storage heaters, it also offers the opportunity for new owners to put their personal touch on the space. With the potential for cosmetic updating, the property allows for customisation to suit individual preferences and styles, enabling you to create a home that reflects your unique taste and personality.

As you step inside there is a hallway leading to all the rooms with a storage cupboard housing the hot water cylinder. There is a spacious open plan reception room with views across Phoenix Park and with a fitted kitchen with breakfast bar. There are two bedrooms one with a built in wardrobe and three piece white bathroom suite with electric shower.

For added convenience, this apartment comes with the benefit of one allocated parking space, accessed through remote-controlled gates, ensuring both security and ease of access. Additionally, residents have shared use of a communal terrace that is elevated above the car park, providing a peaceful outdoor space to enjoy fresh air and views of the surrounding area.





- Second floor apartment
- Two bedrooms
- Spacious open plan reception room
- White three piece bathroom with electric shower
- Centrally located popular development
- One allocated parking space accessed through remote controlled gates
- Shared use of a communal terrace elevated above the car park
- Double glazing and electric storage heaters
- Within walking distance of all the village's shops, bars and restaurants
- Would benefit from cosmetic updating to new owners' taste

HALLWAY

4' 1" x 3' 3" (1.24m x 0.98m)

INNER HALL

9' 11" x 3' 4" (3.02m x 1.02m)

OPEN PLAN RECEPTION ROOM

21' 2" x 15' 10" (6.46m x 4.83m)

Both max measurements.

BEDROOM

9' 9" x 6' 9" (2.97m x 2.06m)

BEDROOM

10' 6" x 8' 9" (3.19m x 2.67m)

BATHROOM

6' 10" x 5' 5" (2.09m x 1.65m)

SERVICES Mains water, electric and drainage.

EPC RATING D

COUNCIL TAX BANDING Currently deleted but previous rating was C.

TENURE: Leasehold

DIRECTIONS Head south from our Windermere office and then take the right turning after Homeground turn right on to College Road and Cumbria Court is located on the right opposite Phoenix Park.

WHAT3WORDS: furniture.patch.albums





Approximate total area⁽¹⁾

588.98 ft²
54.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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