

Windermere

17a Main Road, Windermere, Cumbria, LA23 1DX

This large 2 double bedroomed maisonette is situated in the centre of the village of Windermere with all the amenities it has to offer. Now in need of full modernisation, this property would be ideal for someone looking for a project.











£199,950

Quick Overview

2 bedroomed maisonette
Large living room and bathroom
Central location
Energy Performance Certificate E
No chain
Very close to amenities and schools
In need of full refurbishment
Street parking
*Superfast fibre broadband available

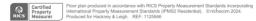
Property Reference: W6026

main road, windermere, LA23

Approximate Area = 976 sq ft / 90.6 sq m
For identification only - Not to scale







Location: In the centre on Main Road, 17a Main Road can be found on your right on the one way system just after the Laundrette and above Response.

Property Overview: Entrance hall with stairs that lead to the first floor. On the first floor you will find a good sized living room with large windows giving plenty of light and overlooking the street scene below, kitchen in need of full replacement, bathroom with WC, bath with shower over and washbasin, cupboard currently housing the Ferroli gas boiler. On the second floor there are 2 bedrooms. Now in need of a full refurbishment this property offers potential to modernise to your own specification.

Accommodation: (with approximate measurements)

Entrance Hall

Stairs to first floor:-

Living room 16' 4" \times 11' 11" (4.98m \times 3.63m)

Kitchen/Dining room 12' 2" x 9' 0" (3.71m x 2.74m)

Bathroom

Landing Store and central heating boiler.

Stairs to second floor:-

Bedroom 1 15' 8" \times 11' 4" (4.78m \times 3.45m) with large dormer window.

Bedroom 2 12' 5" x 9' 2" (3.78m x 2.79m) Property Information:

Services: Mains gas, water and electricity. Gas central heating (not tested).

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated the 17th May 2001. The flat is responsible for the 'demised premises' which essentially is the part of the building the flat is in and the roof. There is also a peppercorn ground rent. A copy of the lease is available for inspection at the office.

Please note - The lease for this property does not allow short term holiday letting but does allow the flat to be a private second home, main residence or indeed let on a normal assured shorthold tenancy.

Council Tax: Westmorland and Furness Council - Band C.

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: //combos.informer.jaunts

Notes: *Checked on https://www.openreach.com/ 10th May 2024 - not verified.

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 provided by https://checker.ofcom.org.uk/en-gb/broadband-coverage