



Windermere

18 Orrest Drive Flats, Windermere, LA23 2LF

A great first time buyers flat priced to sell and in need of some modernisation. On the first floor with two bedrooms, with a pleasant outlook and within level walking distance of the village centre. Occupancy conditions apply.

FOR SALE BY PUBLIC AUCTION 12 DECEMBER 2024, 12pm at The Halston Hotel, 20-34 Warwick Road, Carlisle CA1 1AB

Guide Price £95,000

Quick Overview

- 2 Bedroomed first floor apartment
- 1 Reception room and 1 bathroom
- Quiet location
- Permit Parking
- Outside store
- Ideal first home
- Superfast fibre broadband available



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Superfast
Fibre
Broadband



Permit
Parking

Property Reference: W6114



Living Room



Kitchen



Bedroom 1



Bedroom 2

Location: Only a short level walk from the village centre. From Crescent Road on the main one way system bear left onto Oak Street, then third left on to Orrest Drive and the flats are approximately 50m straight ahead. Alternatively, on foot Orrest Drive can be accessed off Cross Street.

Property Overview: 18 Orrest Drive flats is a 2 bedroomed first floor flat originally built for the local authority. The property is in need for modernisation and would make an excellent starter home for a first time buyer. The property has on street residents parking permit to the front.

Living room has a coal effect gas fire with marbled hearth and uPVC double glazing. Kitchen comprises of built in wall and base units, stainless steel sink, main gas boiler for hot water, space for oven, washer/dryer and fridge freezer. With 2 bedrooms, the larger of the two having built in cupboards. Finally the bathroom comprises of 3 piece white suite with Triton shower over bath, single glazed window and part tiled walls.

The property has an occupancy restriction whereby the occupant must have lived or worked for 3 years within Cumbria.

Accommodation: (with approximate measurements)

Living Room 17' 3" x 10' 3" (5.26m x 3.12m)

Kitchen 7' 8" x 6' 3" (2.34m x 1.91m)

Bedroom 1 13' 0" x 9' 0" min (3.96m x 2.74m)

Bedroom 2 10' 7" x 6' 5" (3.23m x 1.96m)

Bathroom

Property Information:

Outside: Small lockable bin store to the rear.

Services: Mains electric, gas, water and drainage.

Tenure: We understand the property is held on the balance of a 125 year lease from 1990? The service charge is payable to South Lakes Housing and was £293.12 for the year 2023/2024.

Council Tax: Westmorland and Furness Council - Band B.

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: ///restored.listen.standards

Notes: *Checked on <https://www.openreach.com/> 20th June 2024 - not verified.



Living Room

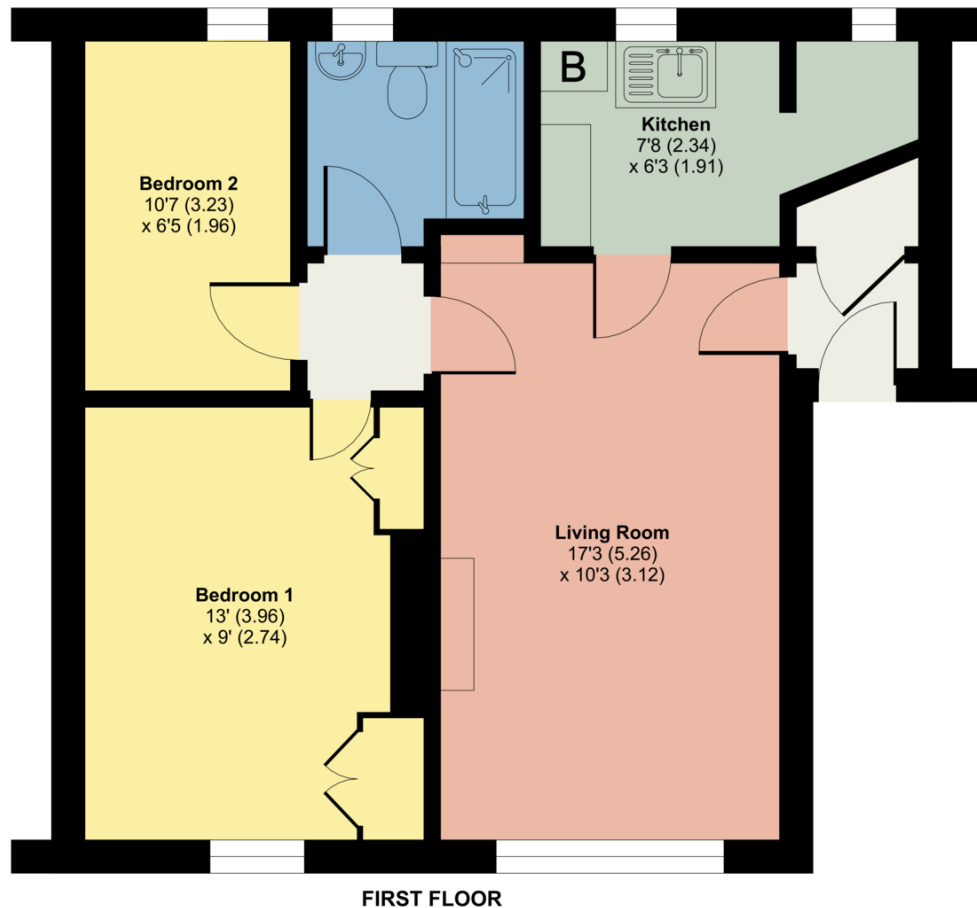


Outlook

18 Orrest Drive Flats, Windermere, LA23

Approximate Area = 540 sq ft / 50.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2023. Produced for Hackney & Leigh. REF: 1148740

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