



42a Quarry Rigg, Bowness-On-Windermere  
£185,000



## 42a Quarry Rigg

### Bowness-On-Windermere

A modern purpose built apartment conveniently located in the heart of Bowness-on-Windermere offering easy access to all the local amenities including shops, restaurants, bars and the lake shore all being within walking distance of the property.

This one bedroom apartment is a delightful dwelling, boasting views of the tranquil lake and majestic fells. Upon entering the property you will find access to the bedroom on the left, the three piece suite bathroom to the right which comprises a W.C., wash hand basin and a bath with a shower over. Leaving the bathroom you can find the cosy sitting room which is perfect for relaxing in after a hard days work.

The kitchen is accessible from the sitting room which has plenty of space for cooking and has added storage which is always handy.

Offering easy access to local transport services, this centrally located abode ensures convenience for all your commuting needs, rounded off with the convenience of communal parking to the rear. Situated in the heart of the esteemed Lake District National Park, this property offers a unique opportunity to immerse oneself in the beauty of nature while enjoying the comforts of town living.

Outside, the property offers communal off-road parking, alleviating any concerns about finding a convenient parking spot after a long day. The serene surroundings of the Lake District National Park extend right to your doorstep, inviting residents to explore the myriad outdoor activities available in the area. Whether it be a leisurely stroll through the stunning landscape or a challenging hike up one of the surrounding fells, this property caters to outdoor enthusiasts seeking an active lifestyle. With its prime location and abundant natural beauty, this apartment presents an ideal opportunity for those looking to embrace the tranquillity and adventure of the Lake District whilst residing in a comfortable and well-appointed home.

- First floor apartment - Lake & fell views
- Easy access to local transport services
- In the heart of the Lake District National Park
- Three piece suite bathroom
- Communal parking to the rear

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains water, mains drainage

#### **COUNCIL TAX: BAND B**

#### **TENURE: LEASEHOLD**

**DIRECTIONS** From Windermere proceed on New Road continuing on to Lake Road into Bowness. Turn right onto Longlands road and follow the road round to the left onto Quarry Rigg and left again round the back of the development and 42a can be found on the left. **WHAT3WORDS:** eaten.conveys.eradicte

#### **FIRST FLOOR**

#### **ENTRANCE HALL**

10' 9" x 3' 3" (3.28m x 0.99m)

#### **SITTING ROOM**

16' 1" x 9' 1" (4.90m x 2.78m)

#### **KITCHEN**

10' 4" x 4' 7" (3.15m x 1.40m)

#### **BEDROOM**

10' 5" x 9' 2" (3.17m x 2.80m)

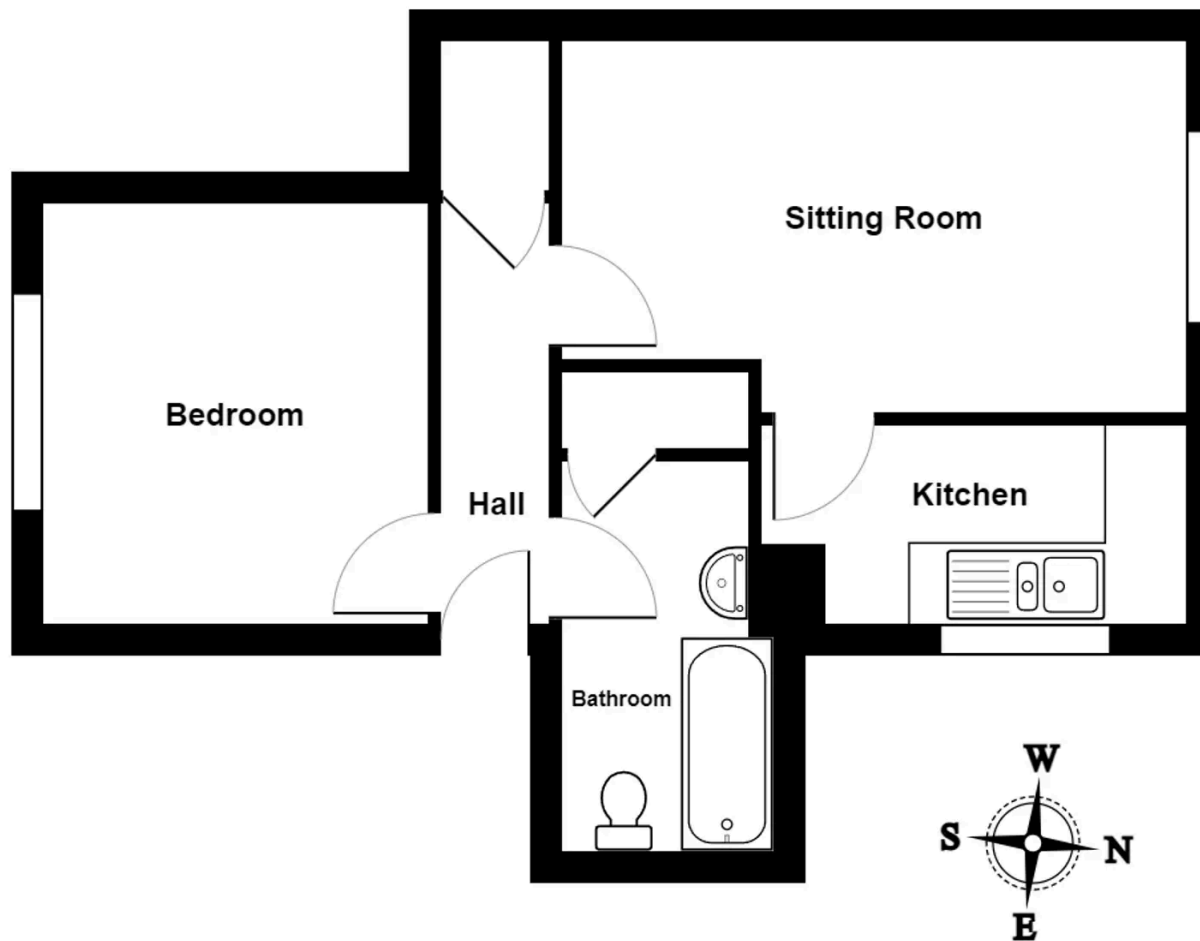
#### **BATHROOM**

8' 9" x 4' 5" (2.67m x 1.34m)

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





### First Floor

42a Quarry Rigg, Bowness on Windermere

Total Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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**THW Estate Agents**

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