



# Windermere

**£385,000**

Above Beck, Woodland Road, Windermere, Cumbria, LA23 2AN

A surprisingly large 4 bedroomed first floor flat only a short walk from the centre of Windermere with good sized living room and kitchen diner. Option to buy ground floor retail unit separately.

## Quick Overview

- 4 bedroomed first floor apartment
- 1 Reception room & 1 bathroom
- Convenient location
- Close to amenities and schools
- In good decorative order
- Ideal permanent home/long term let
- On road parking
- \*Superfast fibre broadband available



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Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6125



Living Room



Kitchen



Kitchen



Bedroom 1

**Description:** Only a short stroll from the centre of the thriving tourist village is Above Beck, a large and spacious 4 bedroomed apartment with gas fired central heating. Perfect for a range of uses the property is currently let out on an assured short tenancy with a monthly rent of £950 pcm.

The building is split into 2 units with the ground floor being a retail unit currently occupied by RNEW lighting and electrical specialist and is available separately at an asking price of £395,000.

**Location:** Leaving Windermere town centre travelling towards Bowness take the first left turn on to Broad Street. At the bottom of Broad Street turn right on to Woodland Road, continue down Woodland Road and the property can be found on the left hand side before the junction with Ellerthwaite Road and Park Avenue.

**Property Overview:** Above Beck is a surprisingly large 4 bedroomed first floor apartment currently let out on an assured shorthold tenancy with a monthly rent of £950.00pcm.

**Accommodation (with approximate measurements)**

Entrance porch

Stairs lead to the first floor.

**Living Room** 18' 4" x 15' 6" (5.59m x 4.72m)

**Kitchen** 15' 8" x 10' 9" (4.78m x 3.28m)

**Bedroom 1** 13' 10" x 9' 7" (4.22m x 2.92m)

**Bedroom 2** 11' 8" x 9' 7" (3.56m x 2.92m)

**Bedroom 3** 12' 3" x 8' 2" (3.73m x 2.49m)

**Bedroom 4** 17' 8" x 15' 6" (5.38m x 4.72m)

**Cloakroom** WC

**Bathroom**

**Property Information:**

**Services:** Mains electricity, water and drainage. Gas fired central heating is installed.

**Tenure:** Held on the residue of a 999 year lease from 11<sup>th</sup> June 2013. The building insurance and insurance are £2,500 for 2023/24. The flat is vacant possession on completion.

**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:** //commander.dares.changed

**Notes:** \*Checked on <https://www.openreach.com/> 15th July 2024 - not verified.



Bedroom 2



Bedroom 3



Bedroom 4

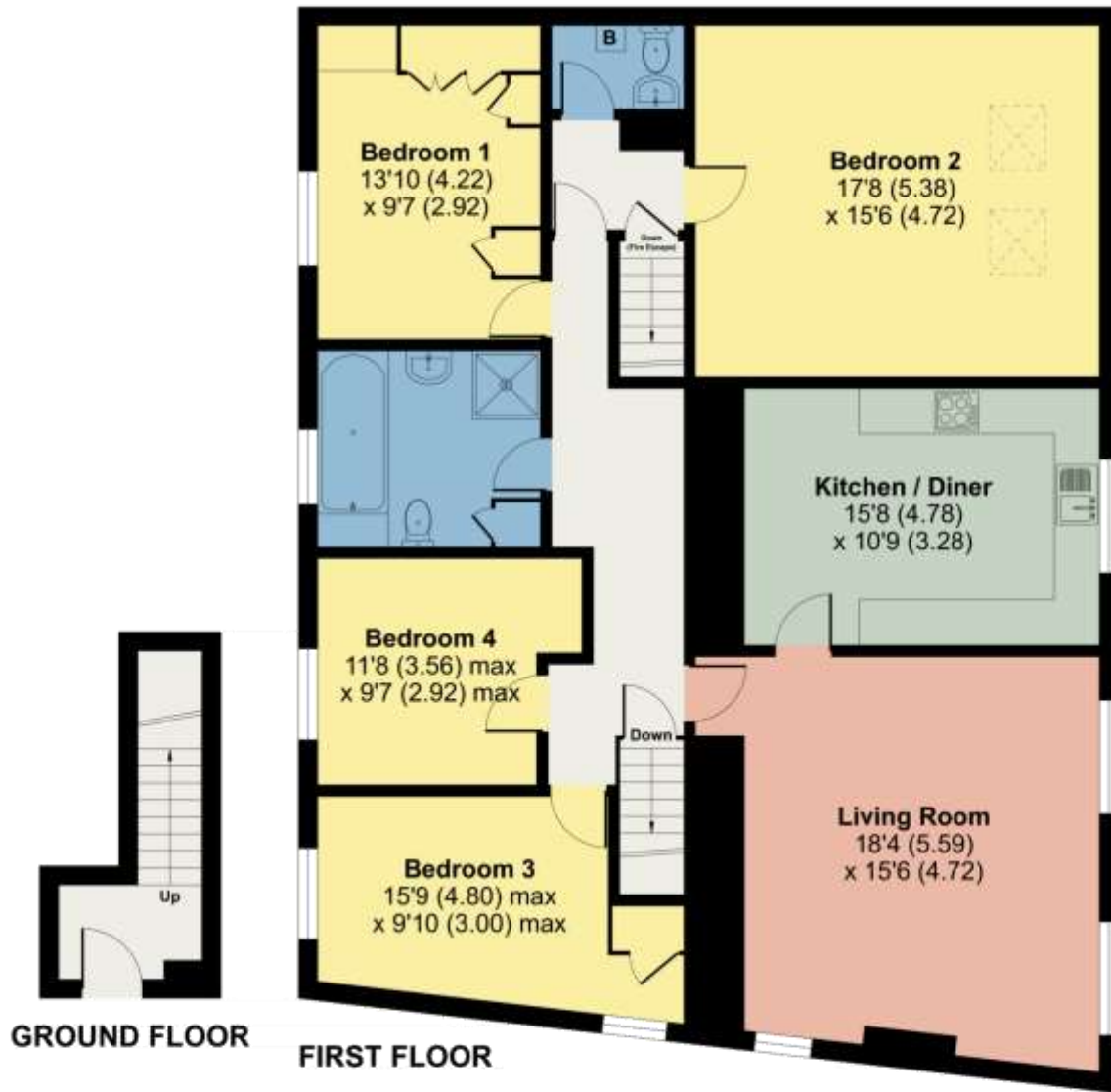


Front Elevation

# Above Beck, Woodland Road, Windermere, LA23

Approximate Area = 1580 sq ft / 146.7 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). © nichcom 2024. Produced for Hackney & Leigh. REF: 1106232

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