



Bowness-On-Windermere

£265,000

30 Quarry Rigg, Bowness-On-Windermere, Cumbria, LA23 3DT

A two bedrooomed top floor apartment conveniently situated close to the village amenities with the added benefit of off road parking, single garage and private balcony with glimpses of Lake Windermere and the fells. This apartment would make an ideal permanent home, 2nd home or holiday let.

Quick Overview

2 Bedroomed top floor apartment

1 reception room and 1 bathroom

Convenient location

Private balcony

Glimpses of Lake Windermere and the fells

Close to amenities and transport

In good decorative order, double glazing and electric heating

Ideal for a holiday bolt hole, holiday let or permanent residence

Garage, private parking and extra communal parking

*Superfast fibre broadband available



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Superfast
Fibre
Broadband



Garage, private
parking and
communal
parking

Property Reference: W6097



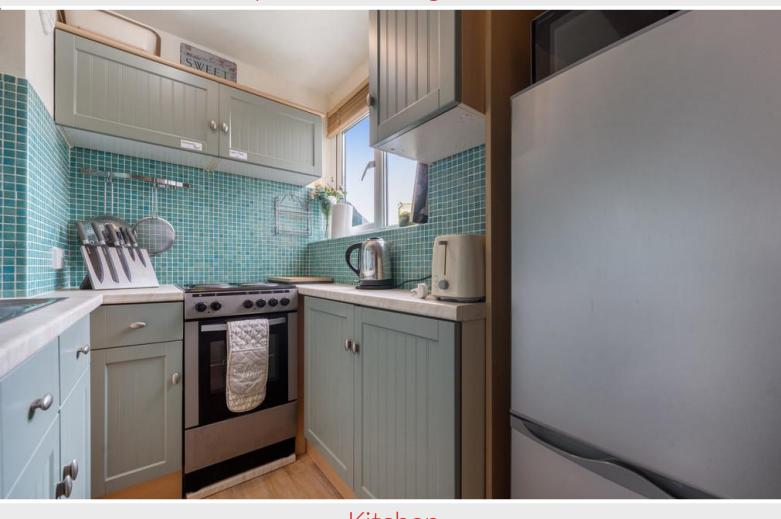
Lounge



Kitchen



Open Plan Lounge/Kitchen



Kitchen

A two bedoomed top floor apartment conveniently situated close to the village amenities with the added benefit of off road parking, single garage and private balcony with glimpses of Lake Windermere and the fells. This apartment would make an ideal permanent home, 2nd home or holiday let.

A top floor, 2 bedoomed apartment tucked away from the hustle and bustle but set in a central location and within immediate walking distance of all the amenities Bowness has to offer. With glimpses of Lake Windermere and the surrounding fells, this property is ideal for a holiday bolt hole, holiday let or permanent residence with the added benefit of communal off road parking and garage.

The main living accommodation comprises of an open plan lounge and kitchen with the added bonus of a good sized balcony looking out to Lake Windermere and the surrounding fells. The kitchen includes wall and base units, inset stainless steel sink, plus oven and electric hob with extractor over, space for fridge freezer and plumbing for washing machine. The entrance hall houses a shelved store cupboard with the water cylinder and leads to the 2 bedrooms. Bathroom with 3 piece white suite.

Whether you're seeking a permanent residence, investment or holiday getaway, this charming property offers the opportunity to make it your own.

Accommodation: (with approximate measurements)

Lounge 15' 7" x 14' 3" max (4.75m x 4.34m) Double doors to:

Balcony 9' 5" x 4' 7" (2.87m x 1.4m)

Open Plan Kitchen 5' 7" x 5' 5" (1.7m x 1.65m)

Bedroom 1 12' 4" x 8' 7" (3.76m x 2.62m)

Bedroom 2 8' 9" max x 8' 6" (2.67m x 2.59m)

Bathroom

Garage 18' 3" x 9' 1" (5.56m x 2.77m) Located under adjacent block.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 1



Bathroom

Property Information:

Council Tax: Westmorland and Furness Council - Band B.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Services: Mains electricity, water and drainage. uPVC double glazed windows.

Tenure: Long leasehold for the residue of a 999 year lease from 1995. For 2026 the annual service charge is £201.00 monthly and £2412.00 annually. There is also a fixed ground rent of £16 per year.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words and Directions: [///gave.calibrate.trifle](https://what3words.com/gave.calibrate.trifle)
This quiet development is positioned in the heart of the popular tourist spot of Bowness on Windermere close to all the amenities this village provides, from the mini roundabout proceed out of Bowness on Rayrigg Road, bear right, first onto Quarry Brow and then right at the top of the hill. No 30 is located in the left hand block. There are 2 pedestrian walkways giving easy access to the village either onto Rayrigg Road at the bottom of the Quarry Rigg development or via the direct path to Lake Road.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Balcony



Balcony



Views



Balcony

Request a Viewing Online or Call 015394 44461

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015394 44461** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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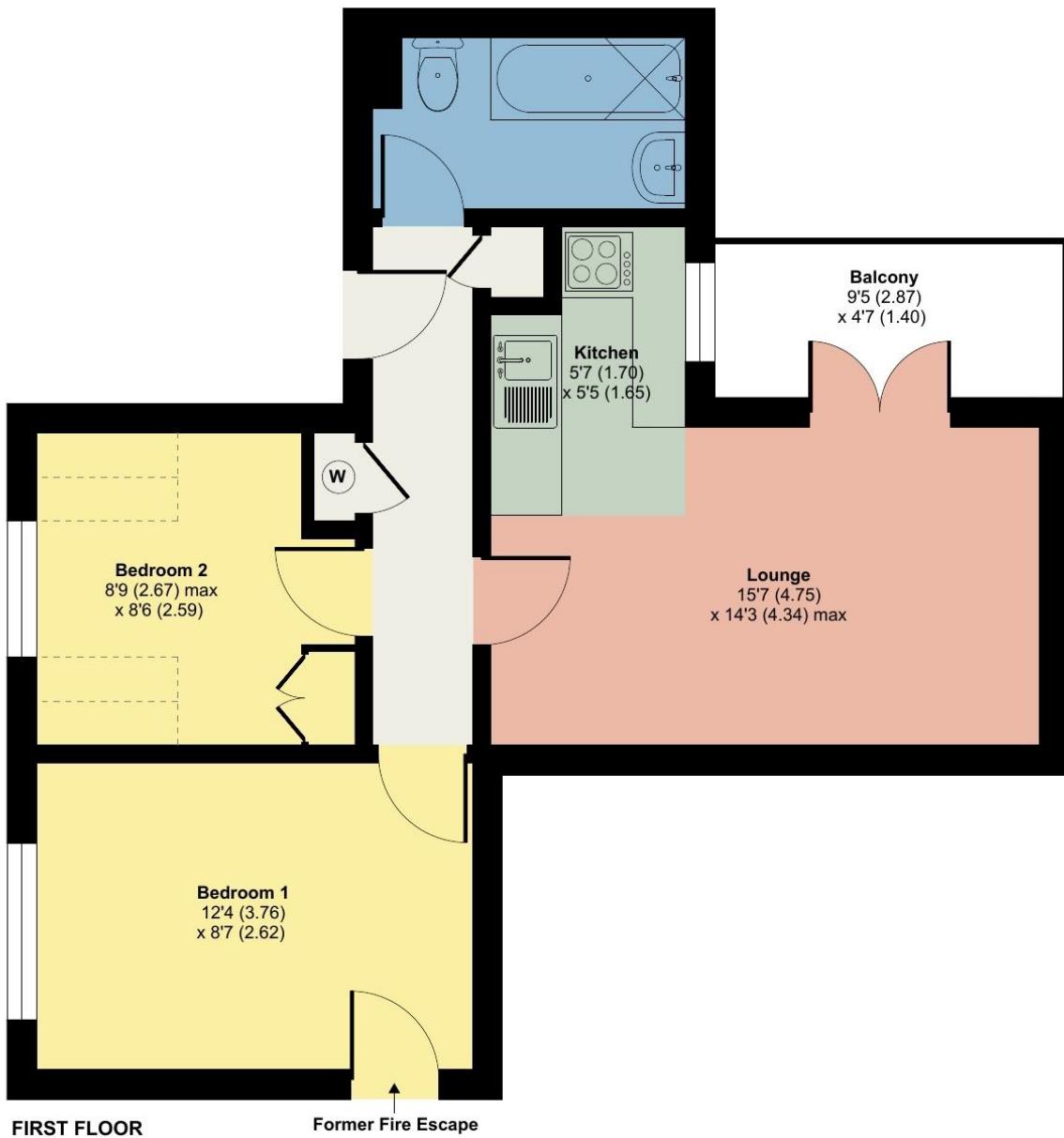
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Approximate Area = 442 sq ft / 41 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 464 sq ft / 43 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
Produced for Hackney & Leigh. REF: 1130590

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