

# Ambleside

**£325,000**

6 Wansfell Tower Court, Lake Road, Ambleside, Cumbria, LA22 0DD

Located in a prominent position on Wansfell road you will find Wansfell Tower Court.

6 Wansfell Tower Court is a light, airy apartment featuring high ceilings, beautiful cornicing and large bay window which give stunning views of Fairfield and Wansfell.

The accommodation comprises a welcoming living room, modern kitchen, comfortable double bedroom, shower room and separate wc. This apartment would make a comfortable holiday let, lock up and leave weekend retreat or a permanent residence.

Early viewing recommended.

## Quick Overview

One bedroom spacious apartment

Fabulous living room

Central and convenient for Ambleside Views to Wansfell and Fairfield Horseshoe

Bright and spacious accommodation

Close to village schools, amenities and transport links

No Chain

Ideal home, 2nd home or indeed holiday let

Allocated parking space

Ultrafast Broadband 1000Mbps Available

Openreach, Fibrus Networks



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Ultrafast  
Broadband  
Available



Allocated Parking  
Space

Property Reference: AM4086





Living Room



Living Room



Kitchen



Bedroom

**Description** 6 Wansfell Tower Court is a stylish one bedroom apartment situated on the edge of Ambleside. The high ceilings and large bay window in the living room allow a flood of natural light in, offering you exceptional fell views.

A leisurely stroll takes you to the centre of Ambleside village with its shops and amenities. This spacious, one bedroom apartment also comes with its own allocated parking space making it the perfect holiday let, weekend retreat or main residence in the heart of the Lake District National Park.

**Location** 6 Wansfell Tower Court is within strolling distance of Lake Windermere and pretty Ambleside where a variety of shops, cafes, highly regarded restaurants, traditional Lakeland inns and even a selection of cinema screens await. The village is also a gateway to numerous walking and cycling trails and places of interest, making it an ideal base for exploring the Lake District.

**Property Overview** This stylish one bedroom apartment offers comfortable accommodation and enjoys views of Wansfell and Fairfield Horseshoe. The property has a kitchen, living room, with a grand, high ceiling, and exceptional views from the large bay window. Additionally there is a double bedroom, shower room and separate wc.

The property also benefits from an allocated parking space, a rare advantage in central Ambleside.

Wansfell Tower Court itself is an attractive and distinctive building originally constructed, we understand, as a Catholic Seminary built in stone and slate with attractive stone mullion windows featuring amongst its many attractive attributes.

This is a charming apartment, all delightfully presented and ready for occupation either as a home, second home or a holiday let.

Entering from a communal hall into the private entrance with wood effect laminate flooring, leading to the kitchen with views of Wansfell - this is the perfect place to enjoy breakfast and take in the scenery. There are wall and base units, with complimentary worktops, neat breakfast bar, with stainless steel sink and drainer, Zanussi 4 ring electric hob and oven with extractor over, tiled floor, spot lights to the ceiling, a useful storage cupboard and immersion heater.

The light and airy double bedroom is a dual aspect which gives spectacular fell views to Wansfell and over the rooftops to the Fairfield Horseshoe. Built in wardrobes, loft access via a pull down ladder to a boarded loft space, ideal for storage and spotlight lights to the ceiling.

Down the hall you will find a comfortable living room with grand high ceiling, cornicing, living flame electric fire and new sash bay window which frames the spectacular fell view.

The shower room in this apartment benefits from a walk in Mira Sport Power shower, water-resistant panelling, spotlights to ceiling and extractor fan. There is a separate WC cloakroom with tiled walls, pedestal wash basin, extractor fan, spot lights to ceiling and loft hatch.

The property also benefits from new electric heaters, double glazing throughout and a new electrical consumer unit.

This apartment must be viewed to be fully appreciated.



## Accommodation (with approximate dimensions)

Entrance Hall

Kitchen 7' 10" x 7' 0" (2.39m x 2.13m)

Living Room 20' 0" x 12' 0" (6.1m x 3.66m)

Bedroom 12' 0" x 11' 9" (3.66m x 3.58m)

Shower Room

WC

## Property Information

**Directions** Head from Ambleside village centre towards Windermere on the A591, you will see a BP Petrol station on your left hand side. 6 Wansfell Court Tower sits proudly on the opposite side of the road in a corner position. The apartment is accessed to the rear of the property via a shared communal entrance.

**What3words** ///towns.jolt.dinosaur

**Services** Mains electricity, water and drainage are connected to the property. Water on a meter.

**Council Tax** Westmorland and Furness District Council. Band B.

**Tenure** We understand the property to be leasehold on the residue of a 999 year lease from November 1973. With service charge of £140.00 per month to include insurance, roof and general maintenance. The Wansfell Tower Court Management Company owns the freehold of the building and the owner of each apartment is automatically a shareholder in the Management Company.

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

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**Anti-Money Laundering Regulations (AML)** 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).



Wansfel Tower



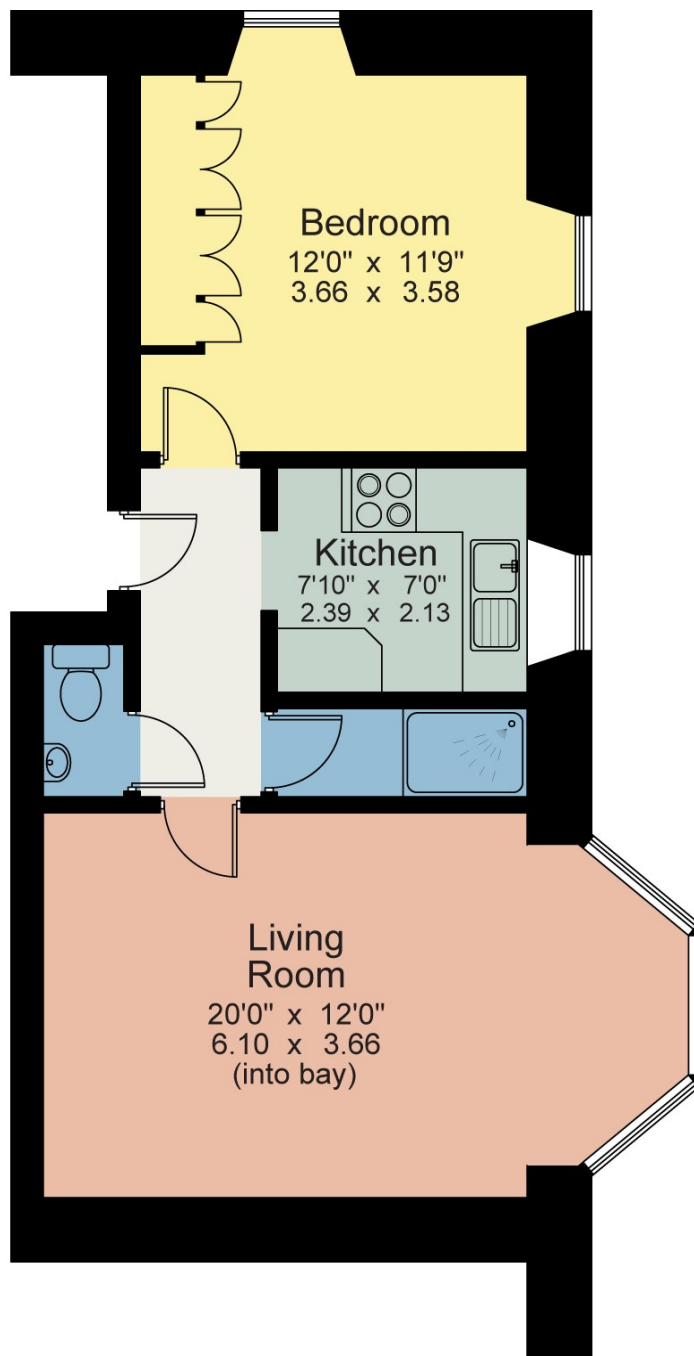
Bedroom



Bedroom



Bedroom



Approx Gross Floor Area = 512 Sq. Feet  
= 47.46 Sq. Metres

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