



Bowness On Windermere

£295,000

5 Bellman Close, Bowness On Windermere, Cumbria, LA23 3QP

5 Bellman Close is a 2 bedroomed ground floor apartment in good decorative order, set in a quiet cul-de-sac and within close proximity to the amenities of Bowness On Windermere. The property benefits from having off road parking and a garage. This property is ready to walk into and enjoy as a permanent residence, holiday home or indeed being a holiday/long term let.

Quick Overview

2 bedroomed ground floor apartment

1 reception room and 1 bathroom

Set in a peaceful location

Private patio and communal gardens

Quiet location

Within close proximity of local amenities

In good decorative order

Ideal permanent residence, holiday/long term let or 2nd home

Garage and off road parking

*FTTC Ultrafast broadband available up to 44-70 Mbps



2



1



1



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Ultrafast
Broadband



Garage & off road
parking

Property Reference: W6160



Living/dining room



Living/dining room



Kitchen



Kitchen

Location: Set within this popular development of apartments in the exclusive Storrs Park area close to the shores of Lake Windermere, located just approximately 2 miles from the amenities of Bowness.

From Windermere proceed along Lake Road to the centre of Bowness continuing straight across the mini roundabout towards Newby Bridge (A592) passing Bowness Bay on the right hand side. Continue for approximately two miles and upon passing the Storrs Hall Hotel, Bellman Close is the second turning on the left. Upon entering the development turn left and No.5 is situated on the ground floor of the left hand back block of eight apartments with parking facilities and garage to the rear.

Property Overview: Discover the perfect blend of tranquillity and convenience at 5 Bellman Close, a delightful residence situated in the picturesque town of Bowness On Windermere. This charming home offers an idyllic retreat or permanent residence in one of the Lake District's most sought-after locations.

Nestled in a peaceful cul-de-sac, this property provides a serene escape from the hustle and bustle, yet it's just a stone's throw away from the vibrant heart of Bowness.

The communal entrance hall leads you to the apartment and you then step inside where you will find a welcoming and spacious interior, thoughtfully designed for comfortable living. The living/dining room is a bright and airy room, where large windows and patio doors allow natural light to pour in, creating a warm and inviting atmosphere. This space is perfect for relaxing with family or entertaining friends and leads out onto a private patio seating area.

The modern kitchen is a highlight, equipped with ample storage and also houses the Worcester gas boiler, high-quality Bosch appliances of integrated electric oven, inset 4 ring gas hob with extractor over and integrated dishwasher. Whether you're whipping up a quick meal or hosting a dinner party, this kitchen is up to the task.

Two generously sized bedrooms offer peaceful retreats, both with ample built in wardrobes. The second bedroom is versatile, ideal for children, guests, or a home office. The family bathroom has a modern white suite and tiling including WC, pedestal washbasin and large enamel bath with Mira shower over and shower screen.

Outside, is the well kept communal gardens and a private patio seating area. The apartment also benefits from off road parking for 2 cars and a garage with up and over door, electric and extra mezzanine storage.

Located in the heart of the Lake District, 5 Bellman Close offers easy access to local amenities, schools, and transport links. Don't miss the chance to call this charming property your home. Contact us today to arrange a viewing and experience the charm of Bowness On Windermere living.

Accommodation: (with approximate measurements)

Entrance hall

Living/dining room 17' 0" max x 16' 3" into bay (5.18m x 4.95m)

Kitchen 11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom 1 16' 10" into wardrobes x 10' 1" (5.13m x 3.07m)

Bedroom 2 13' 2" max x 9' 6" (4.01m x 2.9m)

Bathroom

Property Information:

Services: Mains gas, water, drainage and electricity.

Tenure: Leasehold for the residue of a 999 year lease. The Management Company is responsible for the external repair, maintenance, garden, lighting and cleaning to communal parts and buildings insurance. The overall payment for 2024/25 is £1,832.84, which includes the ground rent and is paid in 2 instalments.

Council Tax: Westmorland and Furness Council - Band D.

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: //surpassed.voices.hunt

Notes: *Checked on <https://www.openreach.com/> 17th October 2024 - not verified.

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).



Bedroom 1



Bedroom 2



Patio seating/communal gardens



Garage and parking

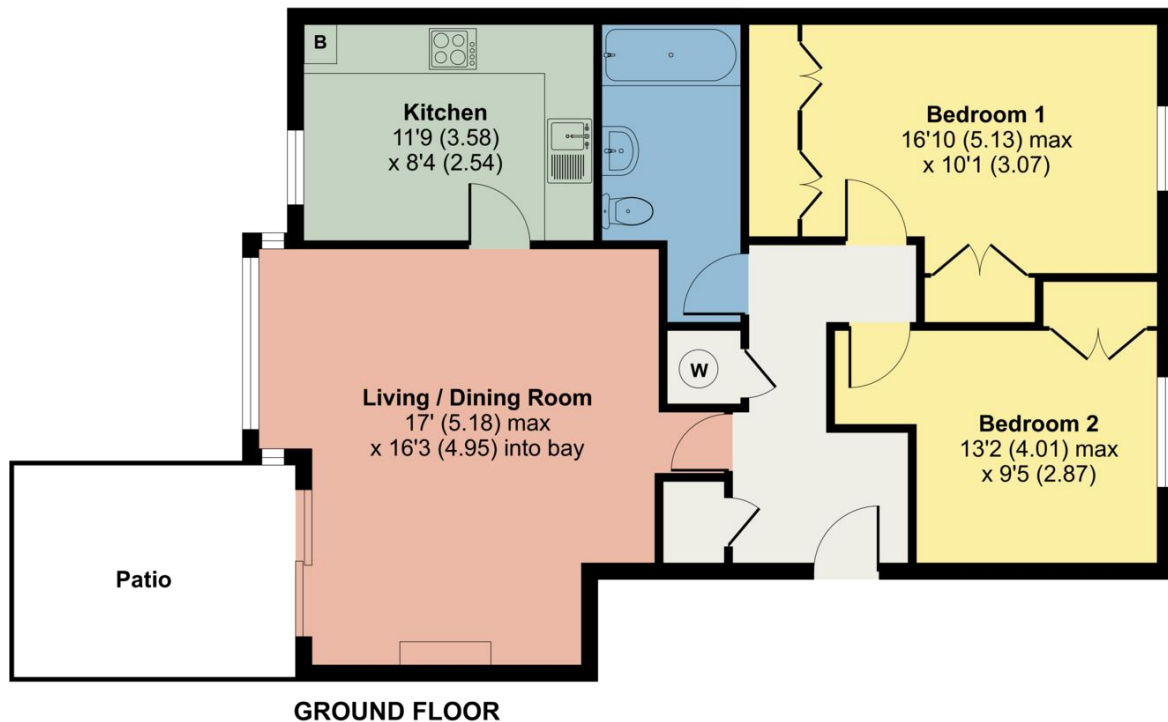
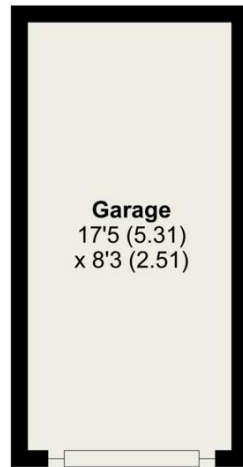
5 Bellman Close, Bowness-on-Windermere, LA23

Approximate Area = 826 sq ft / 76.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 972 sq ft / 90.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1203581

A thought from the owners...Enjoy this peaceful location surrounded by gardens and woodland, so you can see the changing seasons along with birds and deer from the comfort of your living room. Leave the car at home and enjoy a walk to Rosthwaite Heights providing wonderful views over the lake or to Winster for a pub lunch.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/10/2024.

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