



Windermere

£160,000

111 Elleray Gardens, Windermere, Cumbria , LA23 1JE

What sets this apart from other 2 bedroomed apartments is the really rather pleasant outlook from the first floor on to the Pheonix Park union football field.

Situated in a peaceful sheltered retirement complex for the over 55's, lying within 200 yards of the village amenities, benefiting from double glazed windows and electronically controlled electric heating with individual programmes for each room. The apartment has use of shared facilities of guest room, lift, laundry room, landscaped gardens and parking. Added security with telephone entry and emergency communication system.

Quick Overview

- 2 Bedroomed first floor apartment
- 1 Reception room and 1 bathroom

Peaceful location

Communal Garden

Pleasant outlook

Close to amenities

In good decorative order

Over 55's development

Communal off road parking

*FTTC Superfast broadband available up to 78-80 Mbps



2



1



1



C



Superfast
Fibre
Broadband



Communal Off
Road Parking

Property Reference: W6155



Entrance



Living Room



Living Room



Kitchen

Location: Heading out of Windermere village, towards Ambleside on Main Road, turn first left onto College Road at Hackney and Leighs letting office and immediately right into Ellera Gardens. Proceed into the development and into the main entrance and number 111 Ellera Gardens is situated towards the back of the building on the first floor.

Property Overview: Ellera Gardens is a modern purpose built retirement complex, conveniently situated for all the village amenities. Being in a peaceful sheltered location, the apartment itself is situated at the south west of the building and therefore benefits from a pleasant outlook over the private gardens to the rear and towards the Phoenix Park beyond.

The main security features include security entry telephone, emergency pull cord alarm system in every room, CCTV outside, fire doors and onsite warden. There is also a guest bedroom which the residents can book for a small charge for relations to use when they visit and a communal laundry room too.

The apartment itself comprises of entrance hall, living room and kitchen with built in wall and base units, single oven and electric hob with extractor over. Moving into bedroom 1 comprising of built in wardrobes and overhead cupboards and bedroom 2. The main shower room includes WC, washbasin and Mira shower.

Ideal for any persons over the age of 55.

Accommodation: (with approximate measurements)

Entrance Hall

Shower Room

Bedroom 1 11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom 2 11' 0" x 7' 8" (3.35m x 2.34m)

Kitchen 7' 9" x 6' 0" (2.36m x 1.83m)

Living Room 11' 7" x 11' 0" (3.53m x 3.35m)

Property Information:

Services: Mains electricity, water and drainage connected.

Tenure: We understand that the flat is leasehold for the term of a 150 years from 1989. With a monthly service charge of £228.16.

Council Tax: Westmorland and Furness Council - Band C.

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 Windermere Sales Office.

What3Words: ///apply.enrolling.tensions

Notes: *Checked on <https://www.openreach.com/> 30th September 2024 - not verified.



Kitchen



Bedroom 1



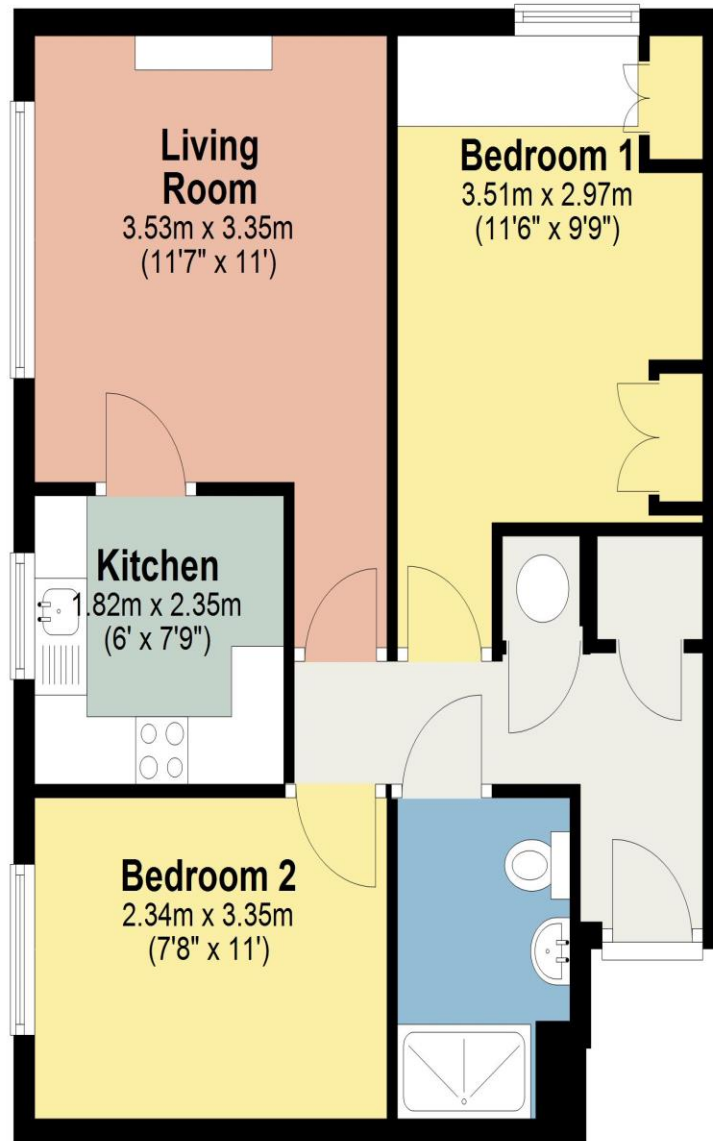
Bedroom 2



Bathroom

First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 47.8 sq. metres (514.1 sq. feet)

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 15/10/2024.

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